

PRELIMINARY MASTER PLANNED DEVELOPMENT (MPD)

FOR 115TH AND HOLMES

SECTION 08, TOWNSHIP 47N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI
PRELIMINARY MPD CASE NO. CD-CPC-2024-00134

PROJECT TEAM

DEVELOPER/ARCHITECT

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TRAFFIC ENGINEER

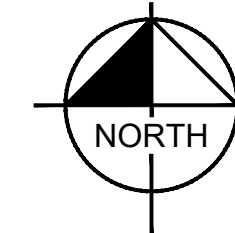
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LEGAL DESCRIPTION

PREPARED BY:

THE NORTH 110 FEET OF THE NORTH 220 FEET OF THE WEST 396 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF IN HOLMES RD.
AND
THE SOUTH 110 FEET OF THE NORTH 220 FEET OF THE WEST 396 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF IN HOLMES RD.
AND
ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION, 330 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE TO A POINT 220 FT, SOUTH OF THE NORTHWEST CORNER OF SAID 1/4 1/4 1/4 SECTION; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 396 FEET; THENCE SOUTH TO A POINT 330 FEET NORTH OF THE SOUTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE WEST TO A POINT OF BEGINNING, EXCEPT THAT PART NOW IN HOLMES ROAD.
AND
ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 330 FEET ALONG THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE EAST 396 FEET; THENCE SOUTH 330 FEET; THENCE WEST 396 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF NOW IN HOLMES ROAD.
ALSO KNOWN AS THE TRACT OF LAND DEPICTED ON THE PLAT OF WATERFORD SOUTH, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
THE NORTH 110 FEET OF THE WEST 396 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF NOW IN HOLMES ROAD.
AND
ALL THE SOUTH 109.25 FEET OF THE NORTH 219.25 FEET OF THE WEST 396 FEET OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT ANY PART THEREOF NOW IN HOLMES ROAD.
AND
THE SOUTH 330 FEET OF THE WEST 396 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN HOLMES ROAD.
AND
THE NORTH 220 FEET OF THE EAST 198 FEET OF THE WEST 594 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
AND
ALL OF LOT 13, EXCEPT THE EAST 200 FEET OF THE NORTH 15 FEET THEREOF, KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF.
AND
LOT 14, EXCEPT THE SOUTH 80 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINE OF KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI
AND
THE SOUTH 80 FEET OF LOT 14, MEASURED ON FRONT AND REAR LINES, AND THE NORTH 22 FEET OF LOT 15, MEASURED ON FRONT AND REAR LINES, KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
ALL OF LOT 15, EXCEPT THE NORTH 22 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINES AND EXCEPT THE SOUTH 60 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINES OF KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
AND
THE WEST 64 FEET OF THE NORTH 100 FEET OF THE EAST 264 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47, RANGE 33, JACKSON COUNTY, MISSOURI.
AND
THE SOUTH 60 FEET OF LOT 15, MEASURED ON THE FRONT AND REAR LINES OF KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 110 FEET SOUTH OF THE NORTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE SOUTH 109.25 FEET; THENCE EAST 264 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE NORTH ALONG SAID EAST LINE 109.25 FEET; THENCE WEST 264 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 219.25 FEET SOUTH OF THE NORTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE SOUTH TO A POINT 330 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE EAST AND PARALLEL TO SAID SOUTH LINE 264 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE NORTH 108.91 FEET, MORE OR LESS, TO A POINT WHICH IS 219.25 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE WEST 264 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
AND
ALL THAT PART OF THE SOUTH 330 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT THE WEST 396 FEET THEREOF, ALL IN SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF CAMPBELL STREET, 220 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF CAMPBELL STREET AND THE NORTH LINE OF 117TH STREET; THENCE NORTH ALONG THE WEST LINE OF CAMPBELL STREET 110 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF 117TH STREET, TO A POINT 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION 110 FEET, THENCE EAST TO THE POINT OF BEGINNING.
AND
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER QUARTER SECTION 396 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF 117TH STREET AS NOW ESTABLISHED, 129.04 FEET, MORE OR LESS, TO A POINT 132 FEET WEST OF THE WEST LINE OF CAMPBELL STREET AS NOW ESTABLISHED; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID CAMPBELL STREET 220 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 117TH STREET TO A POINT 396 FEET EAST OF THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE SOUTH ALONG A LINE OF 396 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION 220 FEET TO THE POINT OF BEGINNING.
AND
THAT PART OF THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF NE EXCEPT THE WEST 396 FEET THEREOF, IN SECTION 8, TOWNSHIP 47 RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF 117TH STREET AND CAMPBELL STREET, THENCE NORTH 110 FEET ALONG THE WEST LINE OF CAMPBELL STREET TO A POINT 110 FEET NORTH OF THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF 117TH STREET 132 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF CAMPBELL STREET 110 FEET TO THE NORTH LINE OF 117TH STREET; THENCE EAST ALONG THE NORTH LINE OF 117TH STREET 132 FEET TO THE POINT OF BEGINNING.

LOCATION MAP (SCALE = 1:200)



MPD STATEMENT OF INTENT FOR 115TH AND HOLMES

THIS MPD PLAN PROVIDES FOR THE PREPARATION AND APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY ±17.24 ACRES LOCATED ALONG HOLMES RD AND E 115TH STREET. THE PROPOSED MPD PLAN PROVIDES FOR THE DEVELOPMENT OF ±17.24 ACRES FOR MIXED RESIDENTIAL DWELLINGS, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY UNITS. THIS ALLOWS THE DEVELOPMENT OF THE ±17.24 ACRES IN ONE PLAN AND ONE ZONING DISTRICT RATHER THAN SEVERAL PLANS WITH SEPARATE ZONING DISTRICTS. IT PROVIDES A MIXED RESIDENTIAL DEVELOPMENT CONTAINING A VARIETY OF HOUSING OPTIONS TO SERVE THE SURROUNDING AREA, WHILE OPTIMIZING AND DEVELOPING OPEN SPACE THAT WENT PREVIOUSLY UNUSED. ONLY RESIDENTIAL USES WILL BE ALLOWED IN THE PROPOSED MPD.

BASIS OF BEARING:
- MISSOURI STATE PLANE COORDINATE SYSTEM (NAV83), WEST ZONE

VERTICAL DATUM:
- NAVD 88

SHEET NO.	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C2.1	PHASING PLAN
C2.2	CIRCULATION PLAN
C3	PRELIMINARY PLAT
C4	GRADING PLAN
C5	UTILITY PLAN
L1	LANDSCAPE & TREE PRESERVATION PLAN
A1	4-PLEX FLOOR PLAN
A2	4-PLEX ELEVATIONS
A3	DUPLEX FLOOR PLAN & ELEVATIONS
A4	SINGLE FAMILY PLAN & ELEVATIONS
A5	ARCHITECTURAL DETAILS

DESIGN GUIDELINES (ALL PHASES)

- SITE DESIGN**
 - BUILDINGS SHALL GENERALLY BE ORIENTED AS SHOWN, WITH THE FRONT FAÇADE OF BUILDINGS AND FUNCTIONAL ACCESS ORIENTED TOWARD PUBLIC STREETS AND ALLEYS.
- SITE ARRANGEMENT**
 - THE RESIDENTIAL SITE PLAN SHALL CONSIST SINGLE FAMILY UNITS AND 2-UNIT DWELLINGS LOCATED ALONG THE EASTERN BOUNDARY, WHILE THE REMAINDER OF THE SITE SHALL UTILIZE 4-UNIT DWELLINGS.
 - EACH UNIT SHALL FEATURE ALLEY DRIVEWAY ACCESS AT THE REAR FAÇADE AS WELL AS PEDESTRIAN ACCESS FROM A PUBLIC RIGHT-OF-WAY.
 - THE SITE WILL BE SERVED BY ON-SITE DETENTION PONDS SUCH THAT STORM WATER IS PROPERLY MITIGATED TO ENSURE DOWNSTREAM SECTIONS ARE NOT ADVERSELY IMPACTED AND ENVIRONMENTAL STANDARDS ARE MAINTAINED.
- PLATTING**
 - THE PROPERTY SHALL BE PLATTED, AND INDIVIDUAL LOTS SHALL BE ESTABLISHED, AS SHOWN ON THE APPROVED PLAN.
 - THE SITE SHALL BE SERVED BY PUBLIC STREETS CLASSIFIED AS "RESIDENTIAL LOCAL" (50' ROW) AS WELL AS ALLEY ACCESS (24' ACCESS EASEMENT)
 - PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AS PART OF THE FINAL PLAT PROCESS.
 - PUBLIC UTILITIES (WATER, STORM, SANITARY) WILL BE EXTENDED TO SERVE EACH LOT.
 - THE PROPOSED STORMWATER MANAGEMENT PONDS WILL BE A COMMON ELEMENT TO SERVE THE LOTS AND WILL BE LOCATED IN SEPARATE TRACTS.
 - THE DRAINAGE CHANNELS TO BE PRESERVED WILL BE A COMMON ELEMENT TO SERVE ALL LOTS AND WILL BE LOCATED IN A SEPARATE TRACT.

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00161** on **11/06/2024**

Jane Gabriel
Jane Gabriel, F.A.S.T.
Secretary of the City Plan Commission

NO.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED	DESIGNED BY: TAF	DRAWN BY: TAF	CHECKED BY: PUJ
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STATE OF MISSOURI
TREVOR A. FOX
PROFESSIONAL ENGINEER
NUMBER PE-2021009513
11-26-2024

IRON DOOR DEVELOPMENT

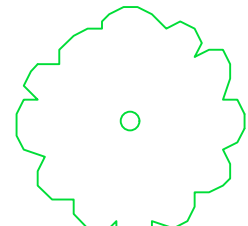
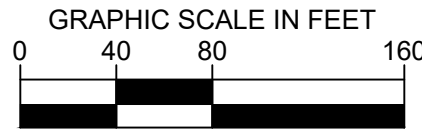
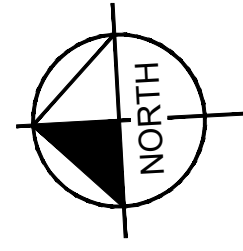
COVER SHEET

**115TH & HOLMES
PRELIMINARY MPD**
KANSAS CITY, MISSOURI

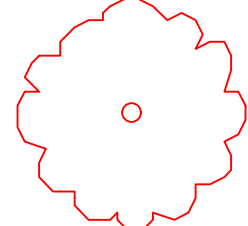
ORIGINAL ISSUE:	11/26/2024
KHA PROJECT NO.	268707000
SHEET NUMBER	

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TREE COVER TO REMAIN



TREE COVER TO BE MITIGATED (RE: LANDSCAPE PLAN)

Tree Mitigation Table	REQUIRED
Section 98-424 Tree Preservation and Protection 4.35 acres of disturbed canopy coverage x 35% = 1.53 1.53 x 150 = 230 caliper inches 230 in - 258 in = -28 caliper inches	Required Landscape Planting Exceeds Required Tree Mitigation

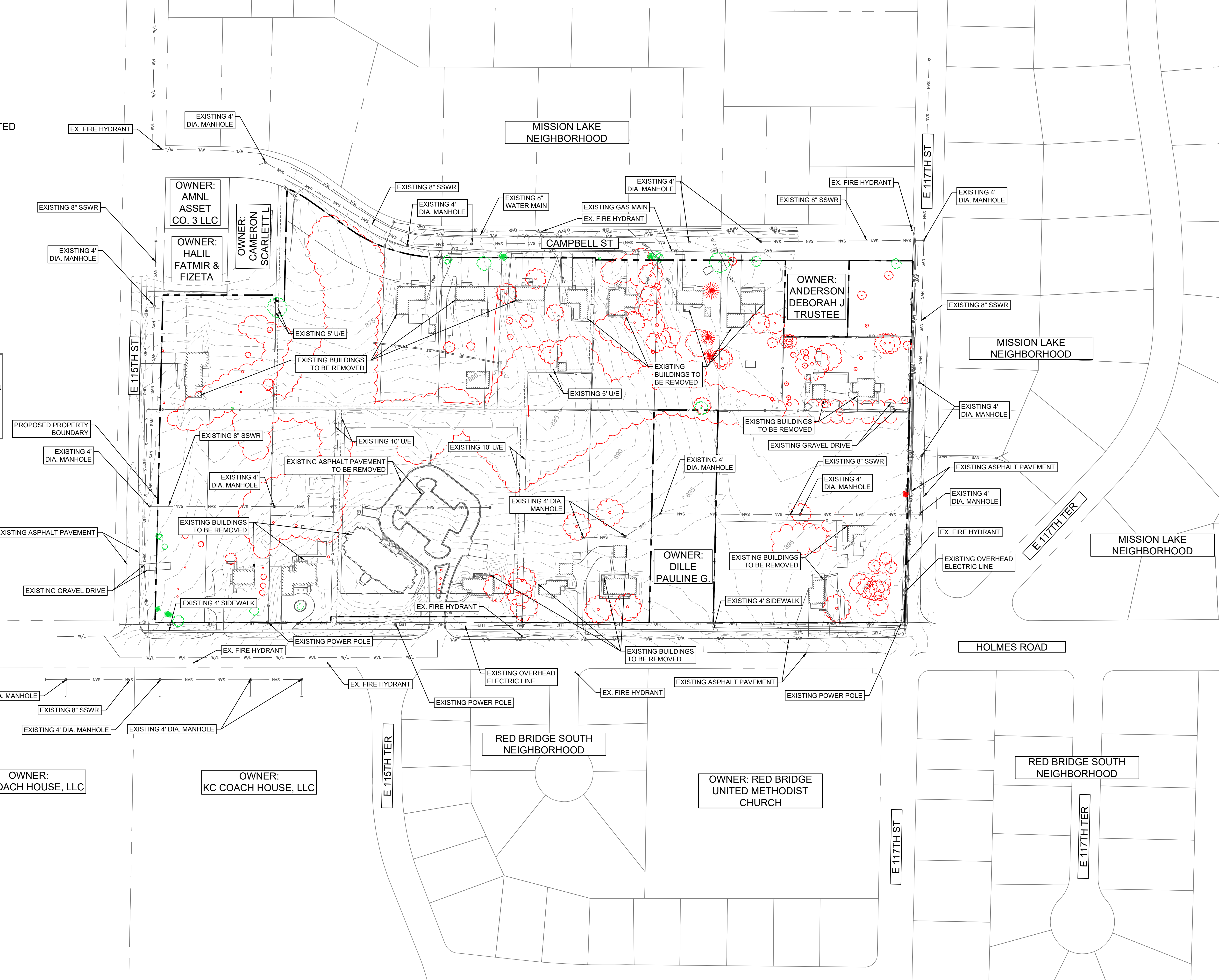
OWNER:
CITY OF KANSAS CITY
PROPERTY & INS DIV



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00161** on 11/06/2024

Jane Gabriel
Jane Gabriel, M.P.
Secretary of the City Plan Commission

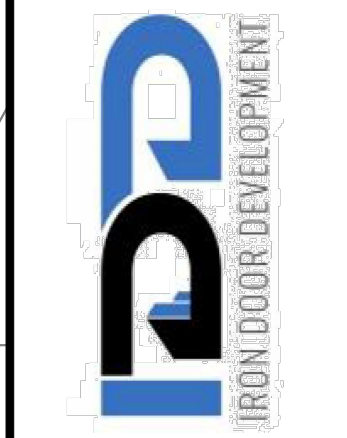
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SCALE:
AS NOTED
DESIGNED BY: TAF
DRAWN BY: TAF
CHECKED BY: PUJ

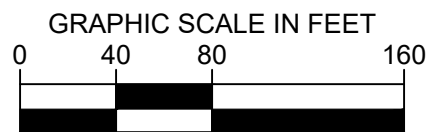
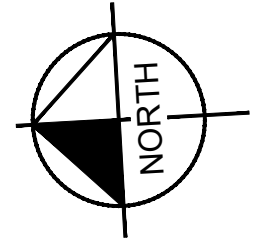


**EXISTING
CONDITIONS**

**115TH & HOLMES
PRELIMINARY MPD**
KANSAS CITY, MISSOURI

ORIGINAL ISSUE:
11/26/2024
KHA PROJECT NO.
268707000
SHEET NUMBER

C1



LOT TYPE TABLE			
TAG	TYPE	# BUILDINGS PROPOSED	TOTAL UNITS
(A)	4-UNITS	39	156
(B)	2-UNIT	7	14
(C)	SINGLE-FAMILY	4	4
			174

Development Summary Table		
Zoning		
A Existing	R-7.5	
Proposed	MPD	
Total Land Area		
B Existing	17.24	Acres
Public Right-of-Way		
C Existing	0.00	Acres
Proposed	2.11	Acres
Net Land Area		
D Existing	17.24	Acres
Proposed	15.13	Acres
Proposed Uses		
Single Family & Multi-Family Residential Lots		
Structure Height & # of Floors		
F Number of Floors	2	Area A (Detached Single Family)
Structure Height (ft)	30	
Gross Floor Area & # of Units		
G Number of Buildings	39	Type A (4-Unit Dwellings)
Number of Units	156	
Number of Buildings	7	Type B (2-Unit Dwellings)
Number of Units	14	
Number of Buildings	4	Type C (Single-Family)
Number of Units	4	
Density		
H Low Density (units/ac)	6.82	Type B & C Dwellings
Med-High Density (units/ac)	13.43	Type A Dwellings
Setbacks		
I Front Setback (ft) (unless noted otherwise)	25	Type A & B (Multi-Family Dwellings)
Rear Setback (ft)	25	
Side Setback (ft)	10	
Front Setback (ft) (unless noted otherwise)	20	Type C (Single-Family)
Rear Setback (ft)	20	
Side Setback (ft)	10	
Typical Lot Size		
J Typical Lot Width	106.5 ft	
Typical Lot Depth	83.0 ft	
Typical lot dimensions represent the intent of the lot sizes, dimensions may vary per lot. See preliminary plat for individual lot dimensions.		
Parking		
K Required Vehicle Parking	177	Area A & B (Multi-Family Dwellings)
Provided Vehicle Parking	683	
Timeline		
L Estimated Start Date	3/1/2025	
Estimated Completion Date	12/1/2025	
Parkland Dedication		
M Calculated base on 2 people per multi-family unit, 3 people per semi-detached unit and 3.7 people per detached unit		
# of multi-family units	156	
# of semi-detached units	14	
# of detached units	4	
Total People =	369	
Acres per Person =	0.006	
Acres Required =	2.21	
Acres Provided =	0.00	
Parkland Shortage	2.21	
2024 Parkland Fee Per Acre	\$64,220.18	
Parkland Fees (In Lieu of Acres Provided)=	\$142,106.41	

OWNER:
CITY OF KANSAS CITY
PROPERTY & INS DIV

PROPOSED
PAVEMENT
CONNECTION

PROPOSED
HALF-STREET
CURB &
SIDEWALK
IMPROVEMENTS

PROPOSED PAVEMENT/STRIPING
IMPROVEMENTS

HOLMES ROAD

OWNER:
ROCKHURST
HIGH SCHOOL

OWNER:
KC COACH HOUSE, LLC

PROPOSED PET
WASTE DISPOSAL
STATION

PROPOSED PAVEMENT
CONNECTION

OWNER:
KC COACH HOUSE, LLC

PROPOSED PAVEMENT
WIDENING/STRIPING
IMPROVEMENTS

RED BRIDGE SOUTH
NEIGHBORHOOD

OWNER: RED BRIDGE
UNITED METHODIST
CHURCH

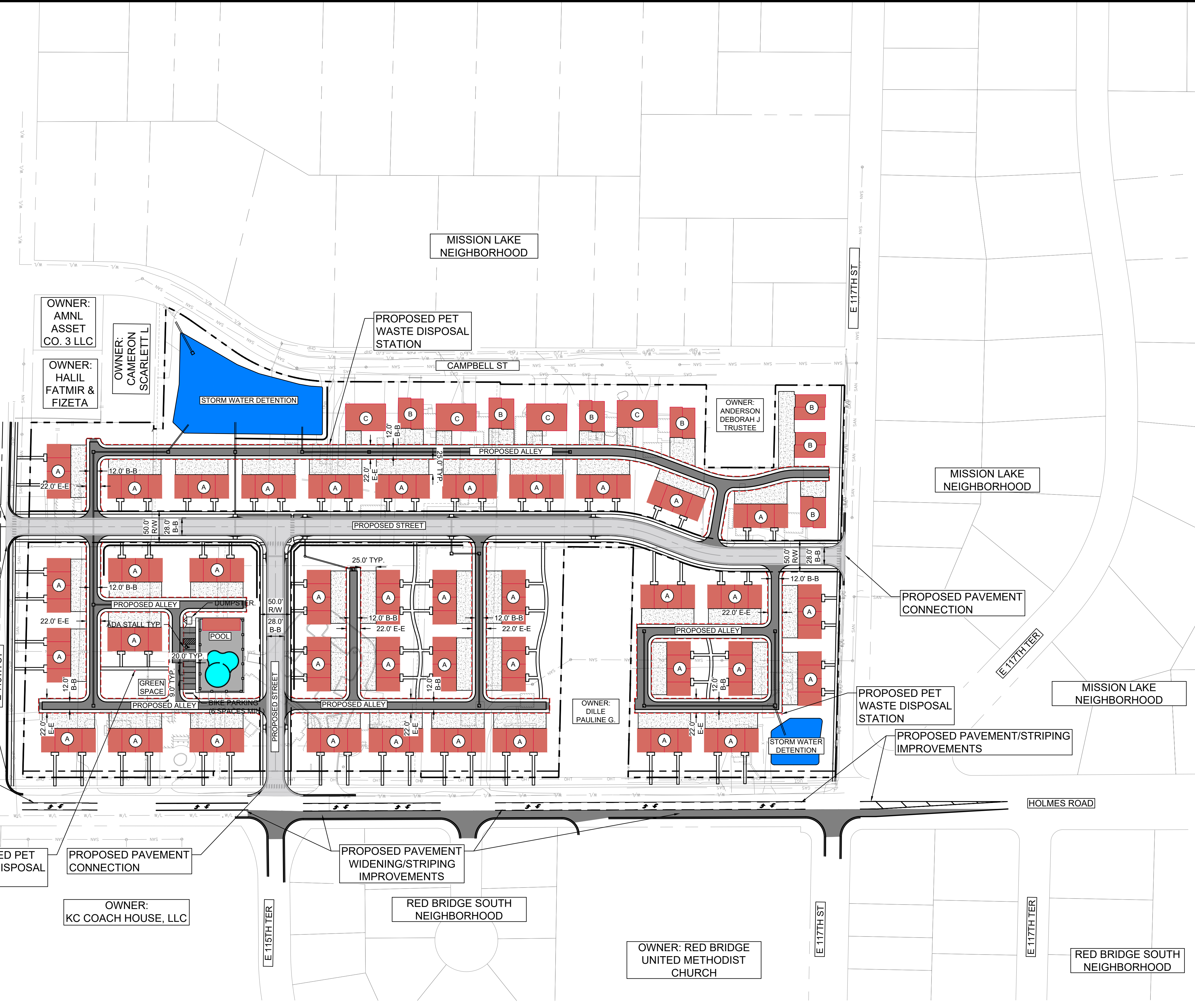
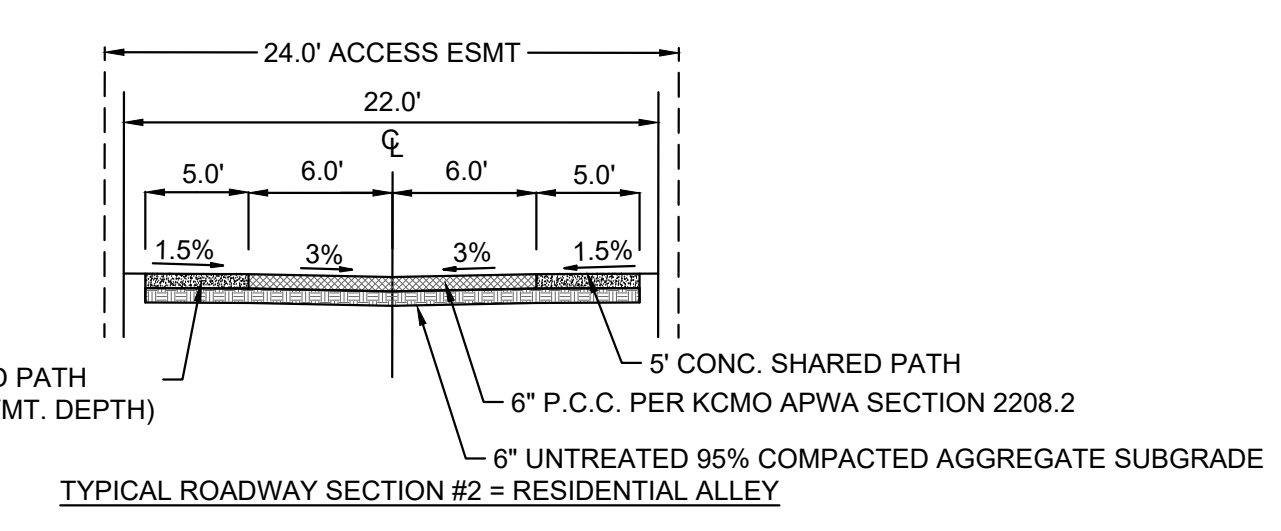
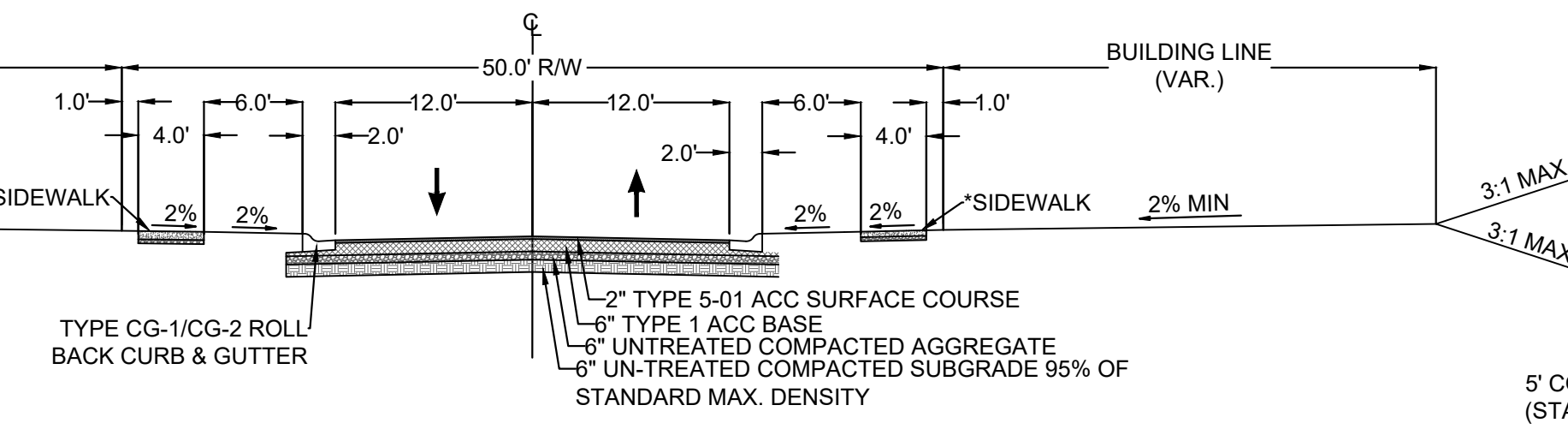
RED BRIDGE SOUTH
NEIGHBORHOOD

SITE PLAN LEGEND

- ALLEY SECTION (PRIVATE)
- RESIDENTIAL LOCAL SECTION (PUBLIC)

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00161 on 11/06/2024

Jan Gabriel
Secretary of the City Plan Commission



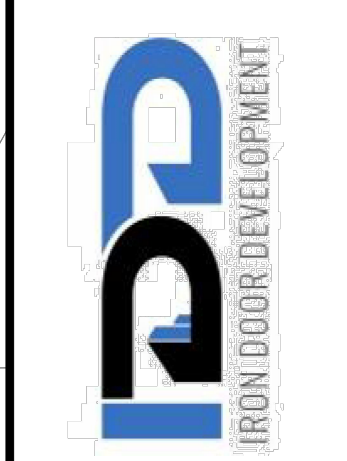
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NO.	REVISIONS	DATE

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: TAF
DRAWN BY: TAF
CHECKED BY: PUJ

STATE OF MISSOURI
TREVOR A. FOX
Professional Engineer
NUMBER PE-2021009513
11-26-2024



SITE PLAN

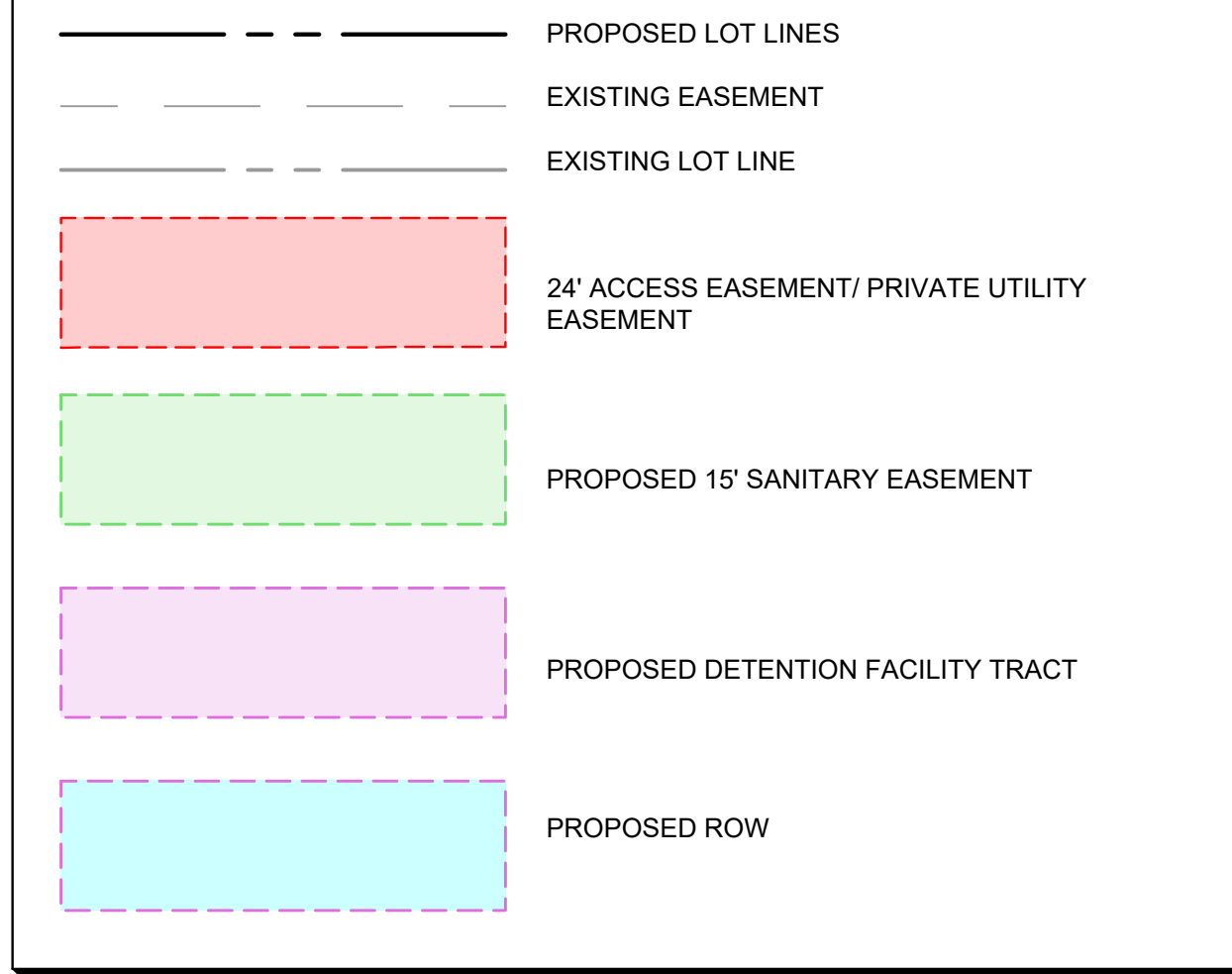
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KANSAS CITY, MISSOURI

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SHEET NUMBER

C2

Drawing name: K:\KAC_L15th and Holmes\2 Design\CD\PlanSheets\MPD\C2 SITE PLAN.dwg C2 SITE PLAN Nov 26, 2024, 4:27pm by: logan.green
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LEGEND



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Jane Gabriel
 Jane Gabriel, FICP
 Secretary of the City Plan Commission

PRELIMINARY PLAT
FOR
115TH & HOLMES
SECTION 08, TOWNSHIP 47N, RANGE 33W
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

UTILITY EASEMENT.
 A UTILITY EASEMENT (U/E) IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

SEWER EASEMENT.
 A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND.
 PARKLAND DEDICATION AND/OR PAYMENT IN LIEU OF PARKLAND DEDICATION REQUIREMENTS TO BE CALCULATED AT TIME OF BUILDING PERMIT. PAYMENT IN LIEU OF WILL BE BASED UPON THE ADOPTED 2024 RATE, PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA'S FLOOD PANEL NO. 29095C0044G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0043G AND DATED JANUARY 20, 2017. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT OF ENTRANCE.
 THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION.
 PUBLIC RIGHT OF WAY (PO) TO BE DEDICATED WITH THIS PLAT.

DRAINAGE EASEMENT (TRACT A & TRACT B).
 A DRAINAGE EASEMENT (D/E) OR DETENTION FACILITY TRACT FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

ACCESS EASEMENT (TRACT E, TRACT F, TRACT G, & TRACT H)
 ACCESS EASEMENT TRACTS WILL BE DEDICATED AS CROSS ACCESS EASEMENTS TO ENSURE ACCESS TO ALL PROPOSED LOTS.

REQUESTED WAIVERS
 THE FOLLOWING WAIVER IS BEING REQUESTED OF CITY COUNCIL. THE WAIVER IS BASED ON KCMO CODE SECTION 88-405-03, IN PARTICULAR THE SECTION REQUIRING HALF STREET IMPROVEMENTS. THE REQUEST READS AS FOLLOWS:
 TYPICAL STREET SECTION

TRACT TABLE

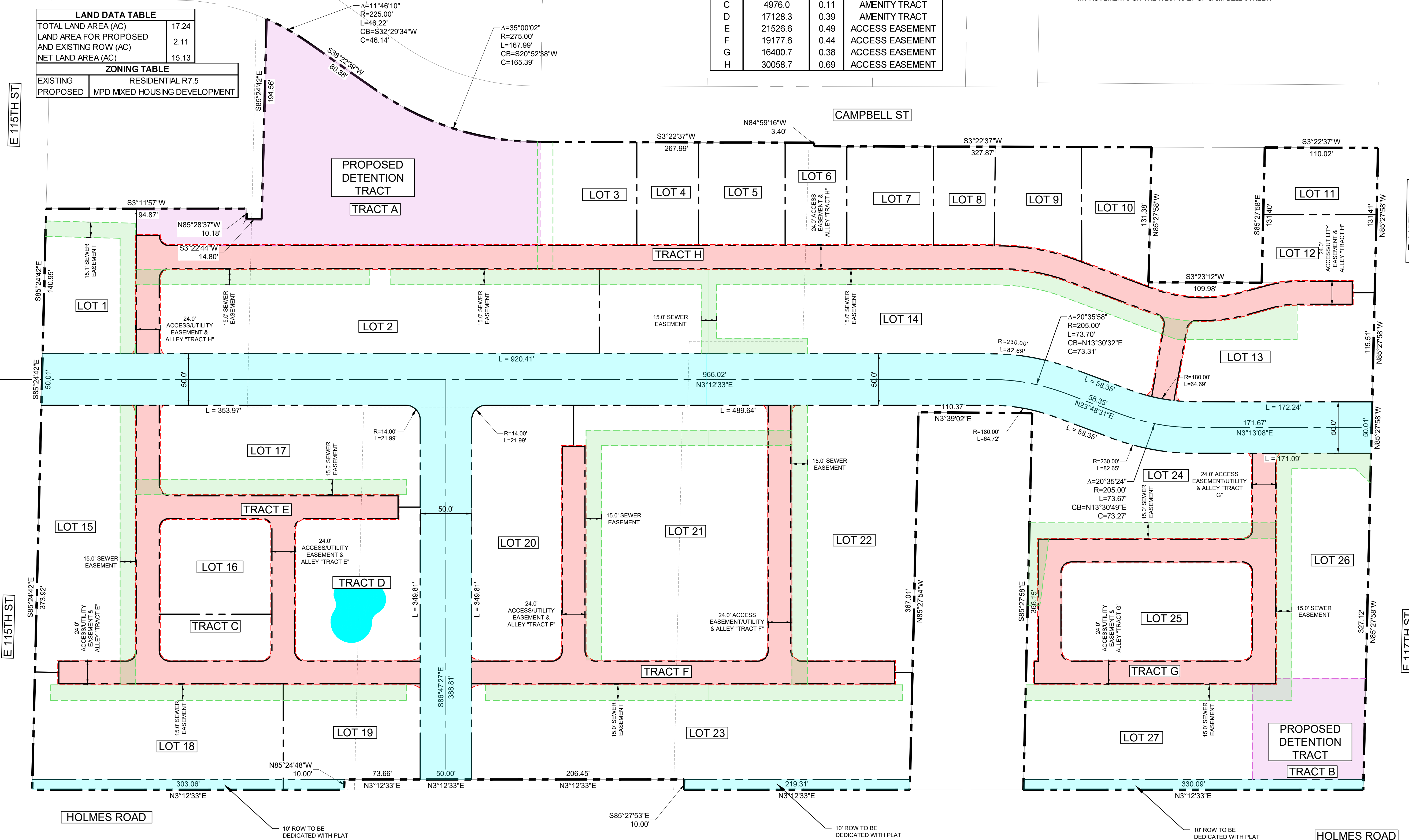
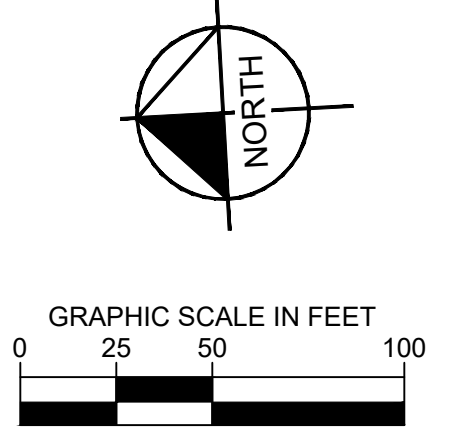
TRACT	SQUARE FEET	ACRES	USE
A	43143.5	0.99	DRAINAGE EASEMENT
B	10583.9	0.24	DRAINAGE EASEMENT
C	4976.0	0.11	AMENITY TRACT
D	17128.3	0.39	AMENITY TRACT
E	21526.6	0.49	ACCESS EASEMENT
F	19177.6	0.44	ACCESS EASEMENT
G	16400.7	0.38	ACCESS EASEMENT
H	30058.7	0.69	ACCESS EASEMENT

LAND DATA TABLE

TOTAL LAND AREA (AC)	17.24
LAND AREA FOR PROPOSED AND EXISTING ROW (AC)	2.11
NET LAND AREA (AC)	15.13

ZONING TABLE

EXISTING	RESIDENTIAL R7.5
PROPOSED	MPD MIXED HOUSING DEVELOPMENT



NOT FOR CONSTRUCTION

SCALE: AS NOTED

DESIGNED BY: TAF

DRAWN BY: TAF

CHECKED BY: PU

REVISIONS

NO. DATE

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 KANSAS CITY, MO 64105
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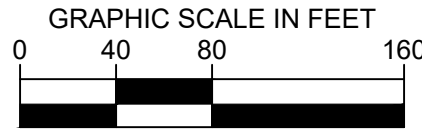
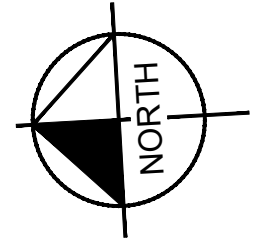
IRON DOOR DEVELOPMENT

PRELIMINARY PLAT

115TH & HOLMES
PRELIMINARY MPD
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 11/26/2024
 KHA PROJECT NO. 268707000
 SHEET NUMBER **C3**

Drawing name: K:\KAC_LBE\268707000_115th and Holmes2 Design\CAD\PlatSheets\PDPC3 PRELIMINARY PLAT.dwg Date: 05/20/2024 1:50pm By: Trevor Fox
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PHASED UNIT COUNT TABLE		
PHASE #	# BUILDINGS PROPOSED	TOTAL UNITS
PHASE 1	11	44
PHASE 2	20	80
PHASE 3	19	50
		174

PUBLIC IMPROVEMENTS FOR HOLMES ROAD AND E 115TH STREET TO BE COMPLETED IN PHASE 1

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2024-00161, on 11/06/2024

Sara Gabriel
 Sara Gabriel, FIVE
 Secretary of the City Plan Commission

OWNER:
CITY OF KANSAS CITY
PROPERTY & INS DIV

OWNER:
AMNL
ASSET
CO. 3 LLC

OWNER:
HALIL
FATMIR &
FIZETA

OWNER:
CAMERON
SCARLETT L

OWNER:
ANDERSON
DEBORAH J
TRUSTEE

OWNER:
DILLE
PAULINE G.

OWNER:
ROCKHURST
HIGH SCHOOL

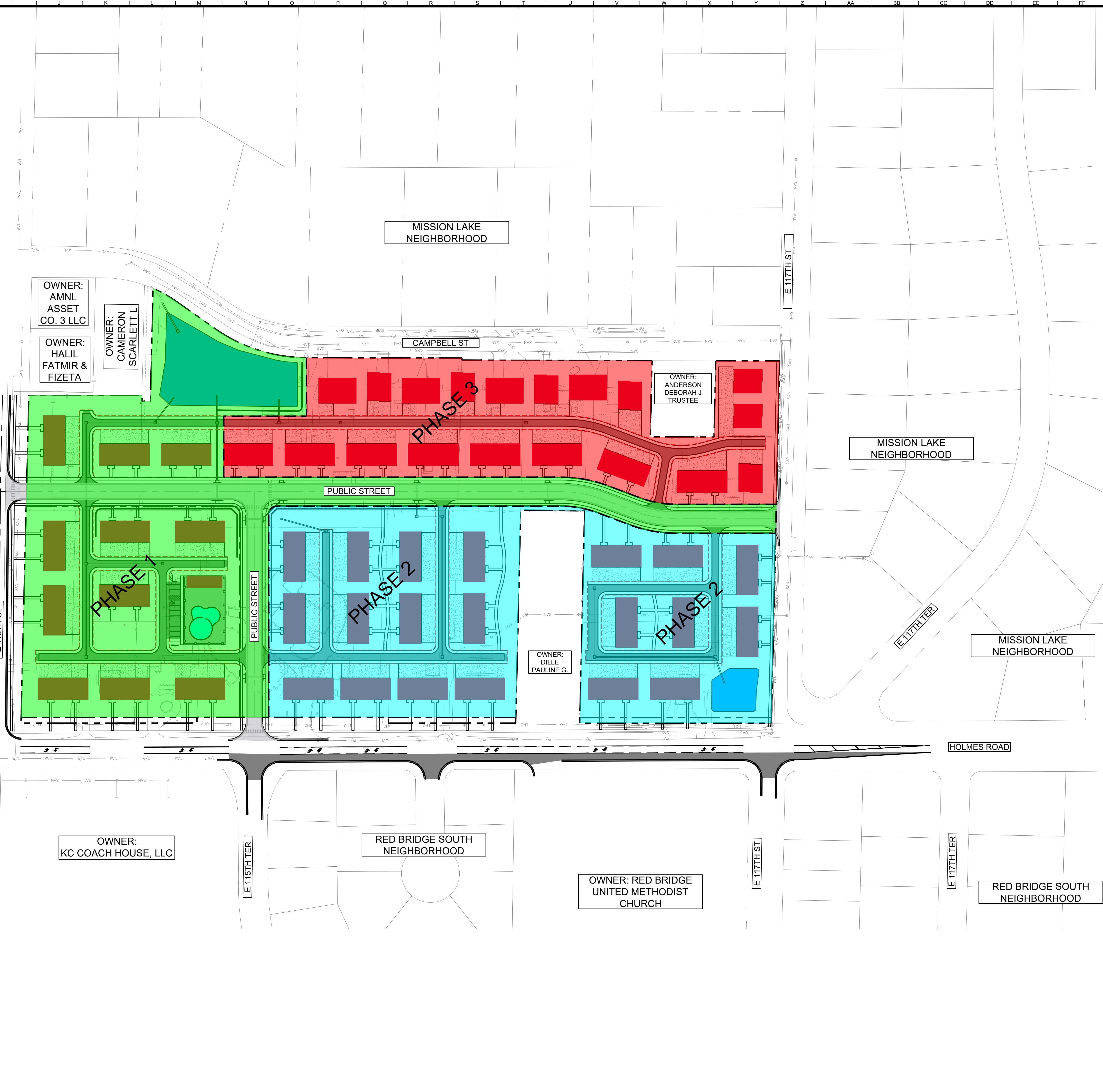
OWNER:
KC COACH HOUSE, LLC

OWNER:
KC COACH HOUSE, LLC

OWNER: RED BRIDGE
SOUTH
NEIGHBORHOOD

OWNER: RED BRIDGE
UNITED METHODIST
CHURCH

OWNER: RED BRIDGE SOUTH
NEIGHBORHOOD



Drawing name: K:\KHC_L1E\268707000_115th and Holmes\2 Design\2\Phase\Sheet\PP\2.1 PHASING PLAN.dwg 02:1 PHASING PLAN Nov 26, 2024 4:22pm by: Logan Green
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SCALE:	AS NOTED
DESIGNED BY:	TAF
DRAWN BY:	TAF
CHECKED BY:	PJL

STATE OF MISSOURI
 TREVOR A. FOX
 NUMBER
 PE-2021009213
 PROFESSIONAL ENGINEER
 11-26-2024

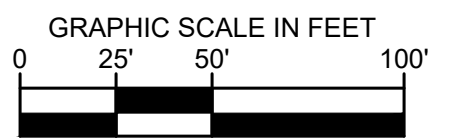
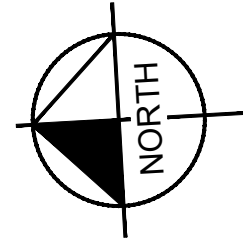
IRD
 IRON DOOR DEVELOPMENT

**PHASING
PLAN**

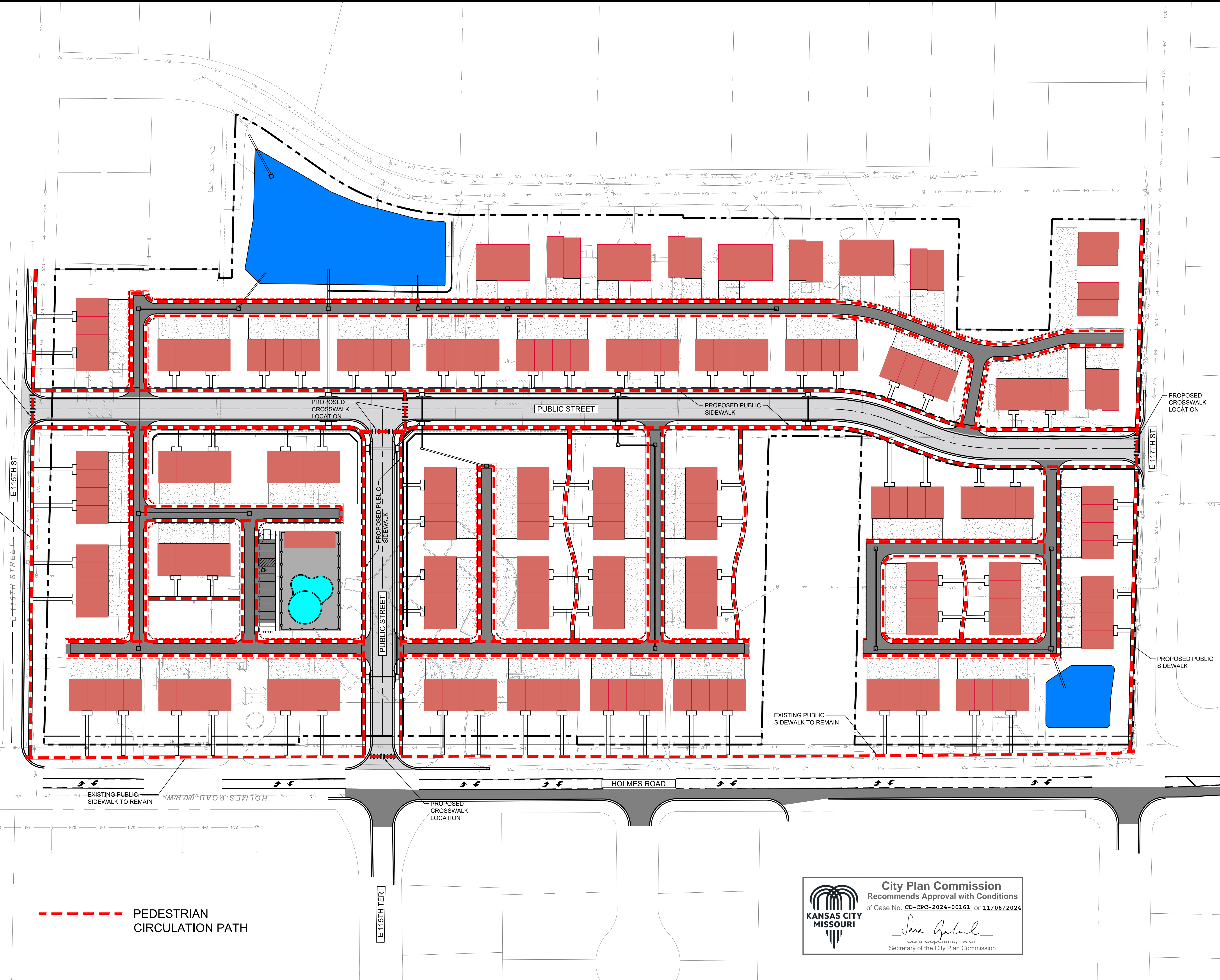
**115TH & HOLMES
PRELIMINARY MPD**
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE:
11/26/2024
 KHA PROJECT NO.
268707000
 SHEET NUMBER

C2.1




Drawing name: K:\KHC_LIEV\268707000_115th and Holmes\2 Design\CD\PlanSheets\PC2.2 CIRCULATION PLAN Rev 26, 2024 4:29pm By: Logan Green
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--- PEDESTRIAN CIRCULATION PATH

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2024-00161 on 11/06/2024

Janet Gabriel
 Secretary of the City Plan Commission

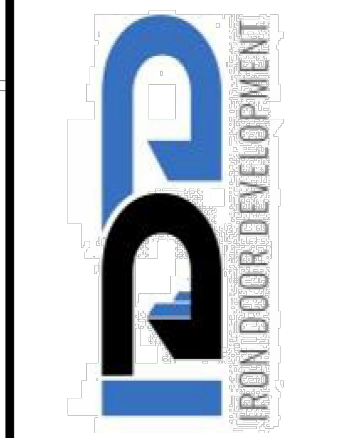
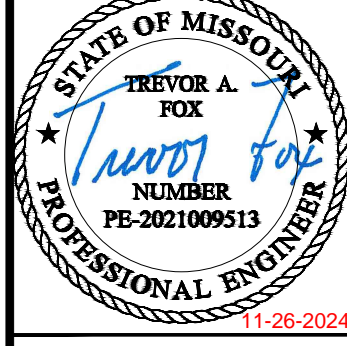


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 DRAWN BY: TAF
 CHECKED BY: PUJ

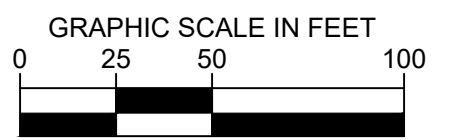
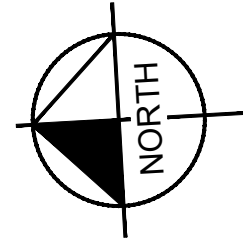


CIRCULATION PLAN

115TH & HOLMES
 PRELIMINARY MPD
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 11/26/2024
 KHA PROJECT NO. 268707000
 SHEET NUMBER

C2.2



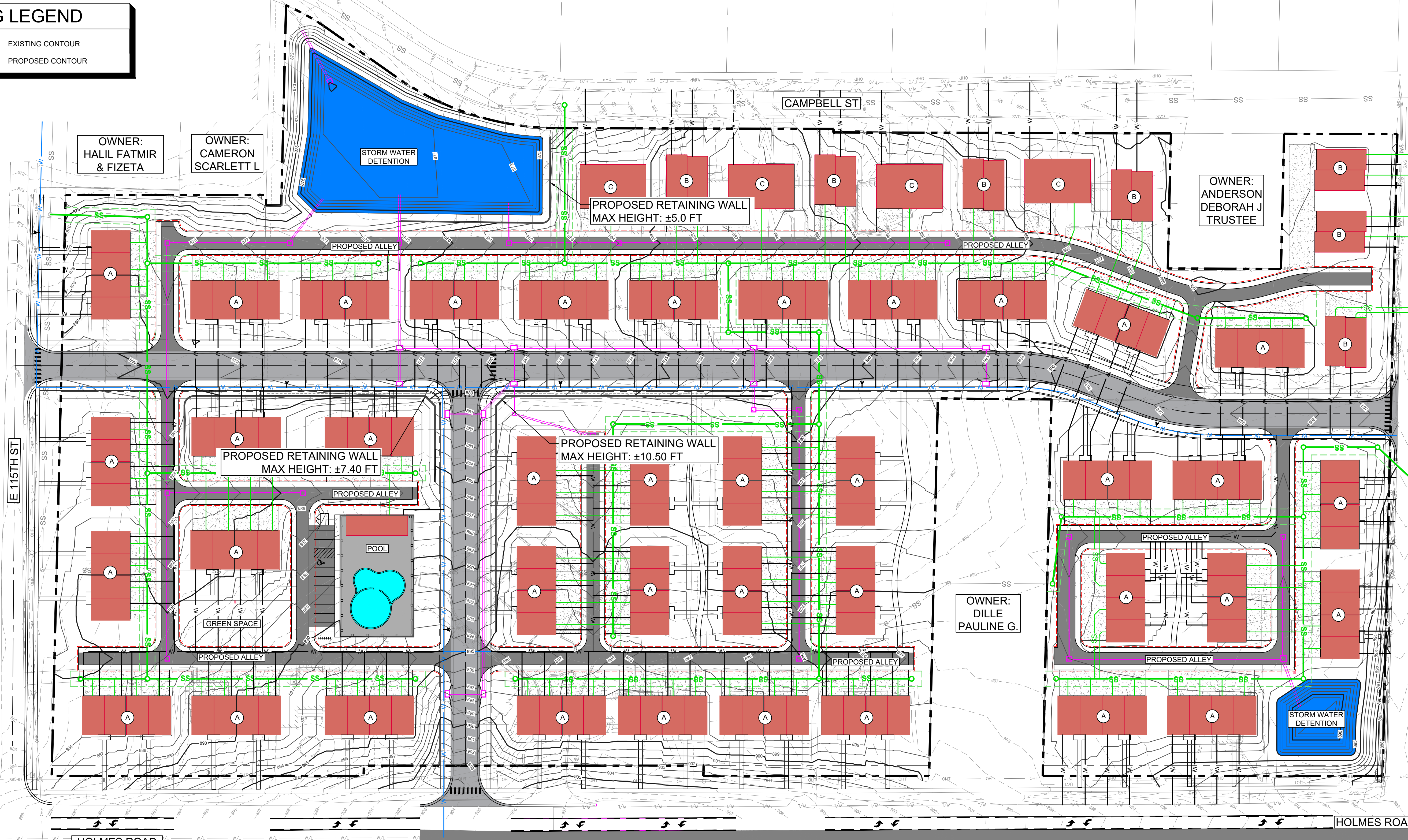
LOT TYPE TABLE			
TAG	TYPE	# PROPOSED	TOTAL UNITS
(A)	4-UNITS	39	156
(B)	2-UNIT	7	14
(C)	SINGLE-FAMILY	4	4
			174

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2024-00161 on 11/06/2024

Jane Gabriel
 Jane Gabriel, Mayor
 Secretary of the City Plan Commission

GRADING LEGEND

--- 1015 --- EXISTING CONTOUR
 ——— 1015 ——— PROPOSED CONTOUR



OWNER:
HALIL FATMIR
& FIZETA

OWNER:
CAMERON
SCARLETT L

OWNER:
ANDERSON
DEBORAH J
TRUSTEE

OWNER:
CITY OF KANSAS
CITY
PROPERTY & INS DIV

OWNER:
DILLE
PAULINE G.

OWNER:
KC COACH HOUSE, LLC

OWNER:
KC COACH HOUSE, LLC

RED BRIDGE SOUTH
NEIGHBORHOOD

OWNER: RED BRIDGE
UNITED METHODIST
CHURCH

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

Kimley»Horn

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STATE OF MISSOURI
 TREVOR A. FOX
 NUMBER: PE-2021099513
 PROFESSIONAL ENGINEER
 11-26-2024

Iron Door Development

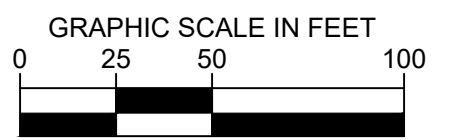
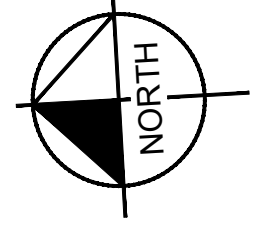
GRADING PLAN

115TH & HOLMES PRELIMINARY MPD
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 11/26/2024
 KHA PROJECT NO. 268707000
 SHEET NUMBER

C4

Drawing name: K:\KHA_L15\268707000_115th and Holmes\2 Design\CD\Plan\Sheet\MPD\CD GRADING PLAN.dwg
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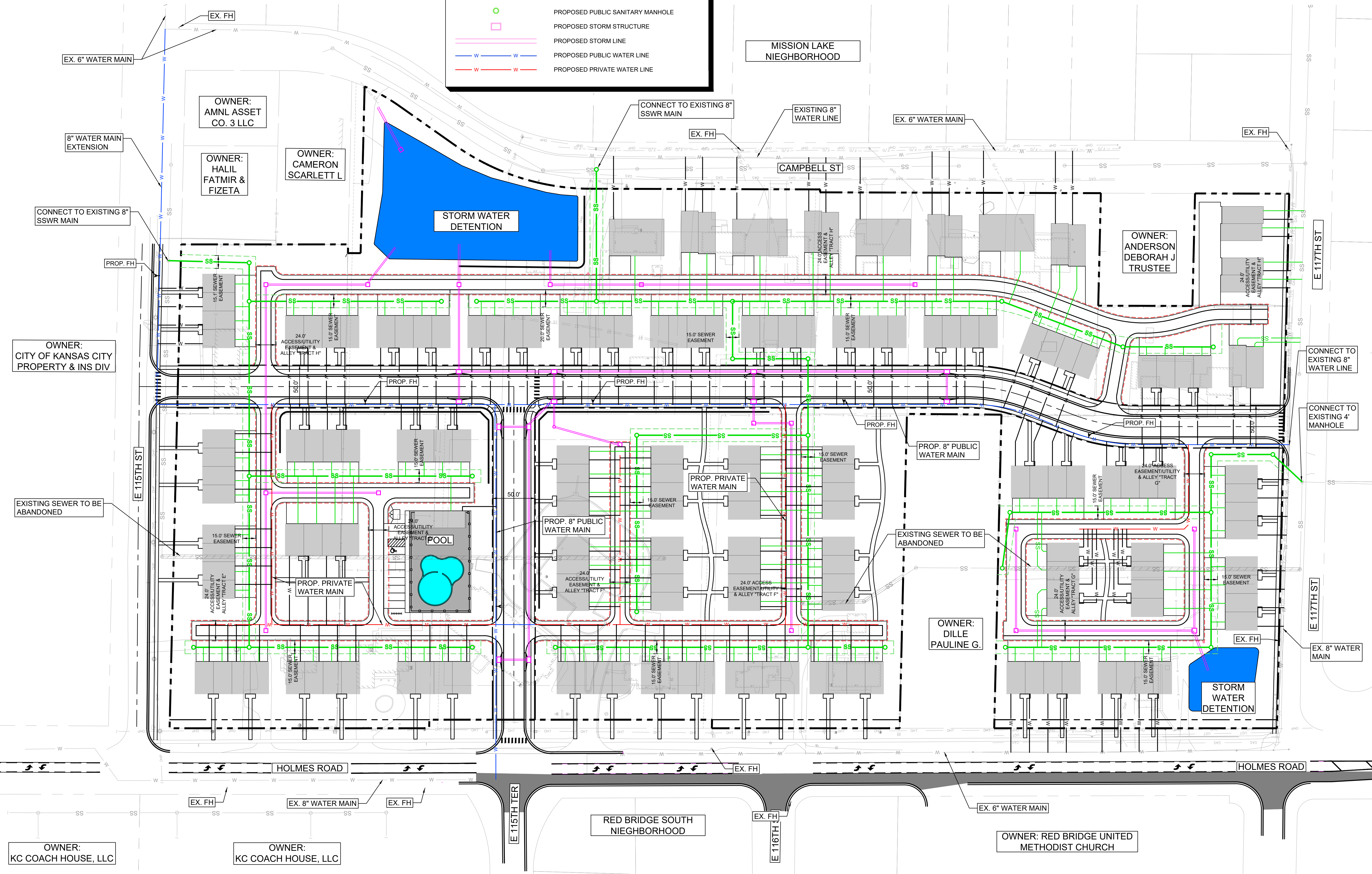


City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2024-00161** on **11/06/2024**

Jane Gabriel
 Secretary of the City Plan Commission

UTILITY LEGEND	
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER TO BE ABANDONED
	EXISTING WATER LINE
	PROPOSED PUBLIC SANITARY SEWER
	PROPOSED PUBLIC SANITARY MANHOLE
	PROPOSED STORM STRUCTURE
	PROPOSED STORM LINE
	PROPOSED PUBLIC WATER LINE
	PROPOSED PRIVATE WATER LINE

NOTE: PHOTOMETRIC PLAN SHALL BE PROVIDED WITH MPD FINAL PLAN DEMONSTRATING CODE COMPLIANCE WITH ALL NEW OR MODIFIED OUTDOOR LIGHTING



Drawing name: K:\KAC_LB\2024\7000_115th and Holmes\2 Design\CD\Plan\Sheet\PC\15\15-01.dwg UTILITY PLAN - Rev 06: 2024, 4:26pm by logan green. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein is prohibited without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 CHECKED BY: PUJ

STATE OF MISSOURI
TREVOR A FOX
Trevor Fox
 NUMBER: PE-2021009213
 EXPIRES: 11-26-2024
 PROFESSIONAL ENGINEER

Iron Door Development
 IRON DOOR DEVELOPMENT

UTILITY PLAN

115TH & HOLMES
 PRELIMINARY MPD
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 11/26/2024
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 SHEET NUMBER

C5

SWALE AND BASIN SEED MIX NOTES

- SEED SUPPLIER:** TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- SWALE AND BASIN SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
 - THE MIX INDICATED ABOVE IS TO BE SEEDING AT 45 PLS/RS² OR AS RECOMMENDED BY SEED SUPPLIER.
 - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
 - CONTRACTOR SHALL MAINTAIN NATIVE SEED AREAS PER SEED SUPPLIER'S RECOMMENDATION.
 - CONTRACTOR TO SUBMIT SUPPLIER-PROVIDED MAINTENANCE ESTABLISHMENT PLAN TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
 - CONTRACTOR TO SUBMIT SUPPLIER-PROVIDED SPECIES DATA AS PART OF THE RECORD DRAWINGS PACKAGE.
 - SEE TABLE BELOW FOR SPECIES DATA.

ESTABLISHMENT NOTES

- ESTABLISH SEED MIX AS FOLLOWS UNLESS OTHERWISE RECOMMENDED BY SEED SUPPLIER(S).
- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE NATIVE SEED. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR SEED ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABELED RECOMMENDATIONS.
- DO NOT LIME TO MODIFY SOIL CONDITIONS.
- FERTILIZE PER LANDSCAPE SPECIFICATIONS UNLESS OTHERWISE RECOMMENDED BY SEED SUPPLIER(S).
- BROADCASTING - APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT. AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR CULTI-PACKER TO ENSURE GOOD SEED TO SOIL CONTACT. IF USING STRAW MULCH ON SEED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH.
- GENERALLY, NATURAL RAINFALL EVENTS PROVIDE SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS. CHECK SOIL MOISTURE WEEKLY WITH A MOISTURE PROBE FOR 6 WEEKS AFTER SEEDING. SHOULD THE SOIL MOISTURE LEVEL FALL BELOW 15%, WATER ALL SEEDING AREAS, BUT DO NOT EXCEED 45% MOISTURE AT ANY GIVEN TIME.
- CONTRACTOR TO SUBMIT NATIVE SEED AREA MANAGEMENT PLAN(S) PROVIDED BY THE NATIVE SEED SUPPLIER(S) TO THE OWNER/OWNER'S REPRESENTATIVE FOR THE LONG-TERM MAINTENANCE/CARE OF NATIVE SEED AREAS.

Swale and Basin Mix (30/20)

Taylor Creek Restoration Nurseries
(785) 594-2245
224 East 1260 Road, Baldwin City, KS 66006
<https://www.taylorcreeknurseries.com/>

% seed psl	Botanical Name	Common Name
3.41%	Carex scoparia	Broom sedge
2.44%	Carex hystericina	Bottlebrush sedge
2.03%	Carex normalis	Spreading oval sedge
2.36%	Carex cristatella	Crested sedge
2.76%	Carex stipata	Owl-tufted sedge
16.25%	Carex vulpinoidea	Fox sedge, Brown fox sedge
2.28%	Panicum virgatum	Switch grass
0.54%	Spartina pectinata	Prairie cord grass
13.00%	Juncus dudleyi	Dudley's rush
6.83%	Elymus virginicus	Virginia wild rye
0.05%	Asclepias incarnata	Swamp milkweed
0.14%	Senna hebecarpa	Wild senna
0.26%	Heliopsis helianthoides	False sunflower
1.42%	Monarda fistulosa	Wild bergamot
6.09%	Lythrum alatum	Winged loosestrife
5.28%	Penthorum sedoides	Ditch stonecrop
0.53%	Lycopus americanus	American water horehound
1.83%	Oenothera biennis	Common evening primrose
2.64%	Penstemon digitalis	Beardtongue
3.17%	Polygonum pennsylvanicum	Pinkweed
2.44%	Ratibida pinnata	Yellow coneflower
14.95%	Rudbeckia hirta	Black-eyed Susan
1.75%	Rudbeckia subtomentosa	Sweet black-eyed susan
7.56%	Verbena hastata	Blue vervain

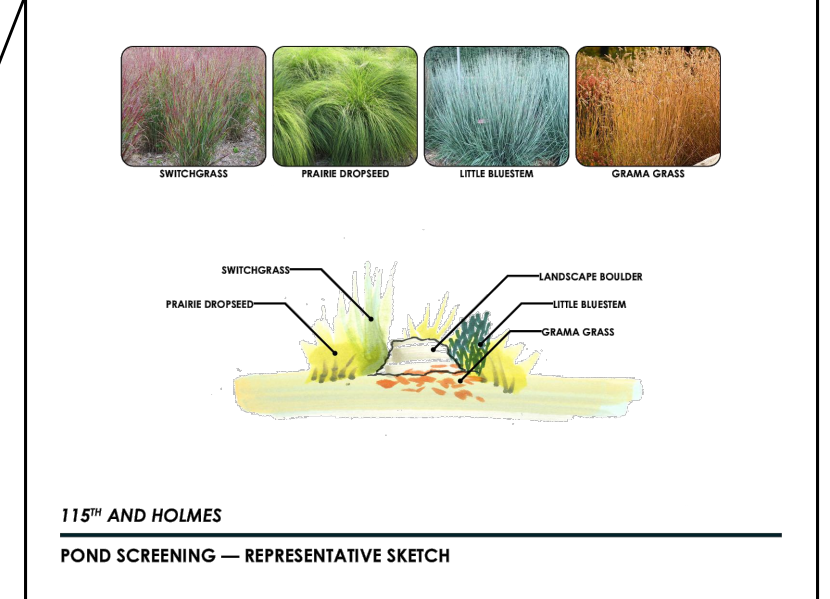
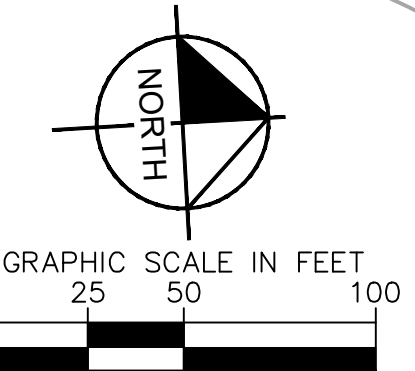
Tree Mitigation Table

Section	Tree Preservation and Protection	REQUIRED
88-424	4.35 acres of disturbed canopy coverage x 35% = 1.53	Required Landscape Planting Exceeds Required Tree Mitigation
	1.53 x 150 = 230 caliper inches	
	230 in - 488 in = 258 caliper inches over mitigation min.	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	GB	11	GINKGO BILOBA / MAIDEN-HAIR TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	13	LIRIODENDRON TULIPIFERA / TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	PA	85	PLATANUS x ACERIFOLIA 'GRIETN' / ROCKFORD ROAD LONDON PLANETREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	OB	21	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	OM	21	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	OS	38	QUERCUS SHUMARDII / SHUMARD'S OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	55	ULMUS AMERICANA LEWIS & CLARK / PRAIRIE EXPEDITION AMERICAN ELM	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	IG	134	ILEX GLABRA 'DENSA' / DENSA INKERRY HOLLY	CONT.	3" HT. MIN.	30" O.C.	FULL AND MATCHING
	MR	8	MAGNOLIA 'ROSE MARIE' / ROSE MARIE MAGNOLIA	CONT.	5" HT. MIN.	60" O.C.	FULL AND MATCHING
	BG	8,284 SF	BOUTELLOUA GRACILIS / BLUE GRAMA	SEED	N/A	N/A	SEED TO BE FREE OF WEEDS, PESTS, AND DISEASE.
	SB	30,357 SF	SWALE & BASIN SEED MIX	SEED	N/A	N/A	WEED FREE - SEE NOTES FOR MIXES
	SOD	327,146 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00161 on 11/06/2024
[Signature]
Secretary of the City Plan Commission

PLANTING NOTES:

- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- FERTILIZE: FERTILIZE SEEDING AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

Drawing name: K:\KAC_LIE\268707000_115th and Holmes2 Design\CAD\PlanSheets\100 LANDSCAPE PLAN.dwg PLAN Date: 05/20/24 2:10pm By: Trevor Fox
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion hereof without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: _____ BY: _____
REVISIONS: _____
NO. _____

LANDSCAPE & TREE PRESERVATION PLAN

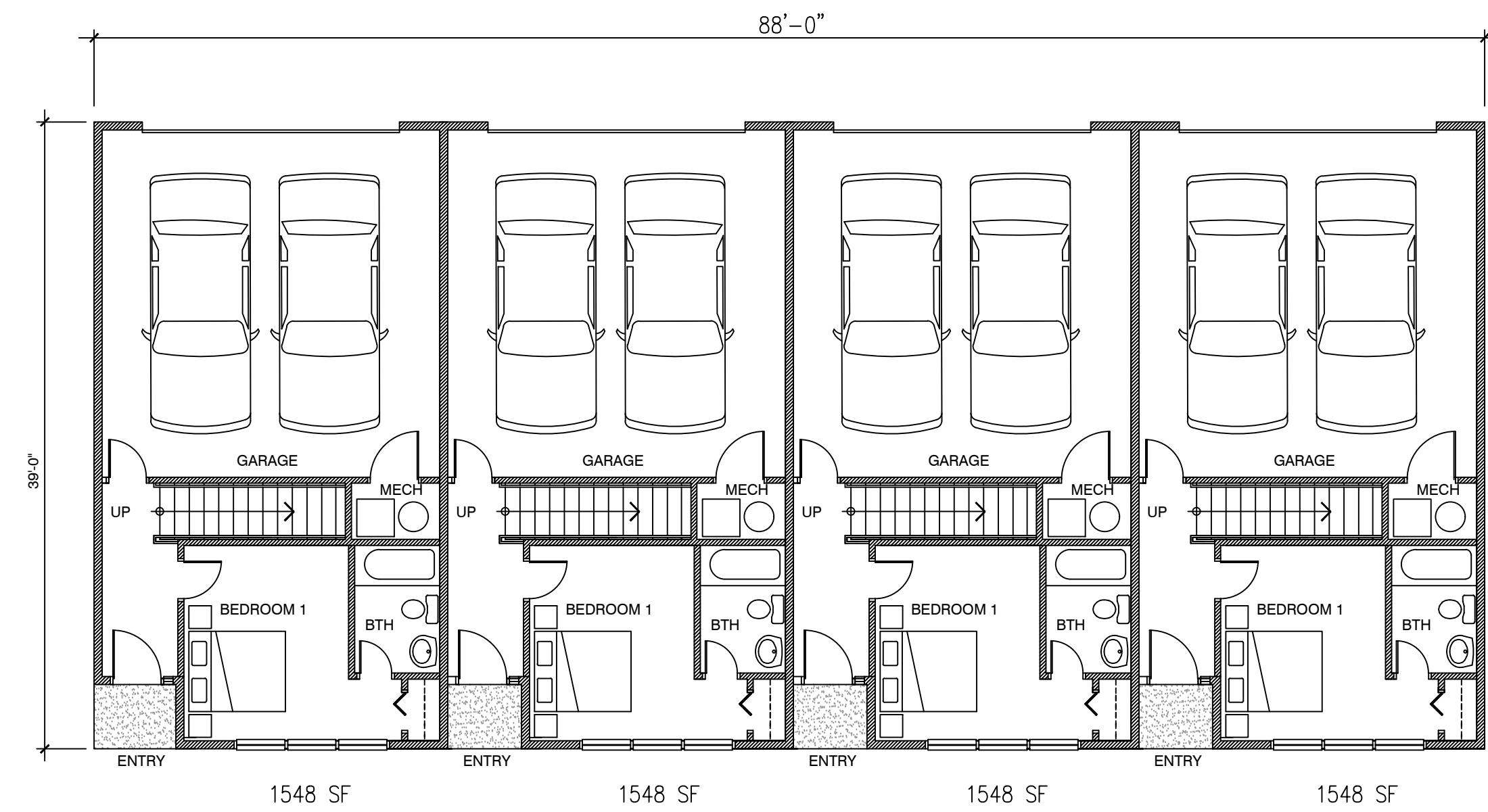
115TH & HOLMES PRELIMINARY MPD

ORIGINAL ISSUE: 11/26/2024
KHA PROJECT NO: 268707000
SHEET NUMBER: **L1**

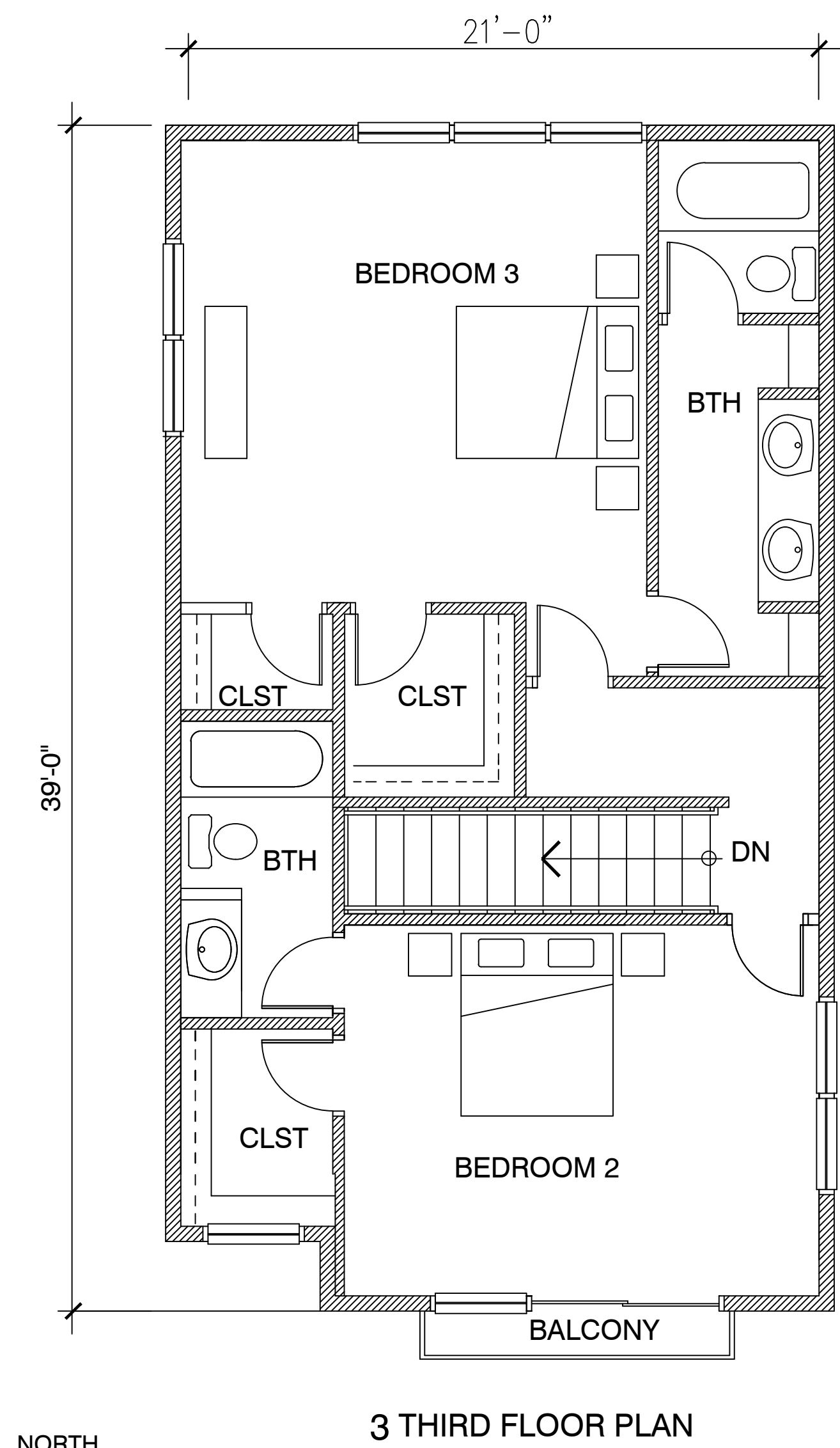
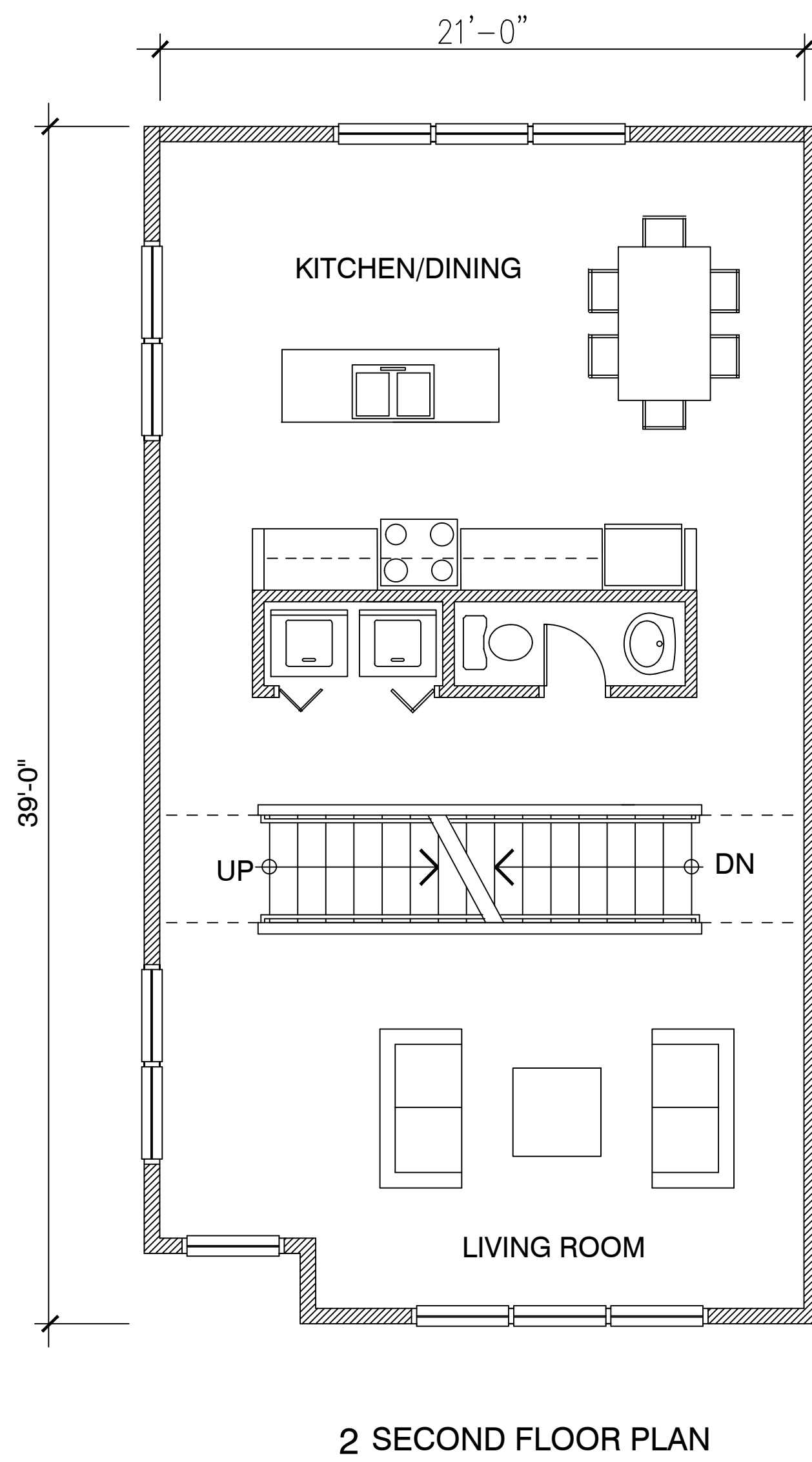
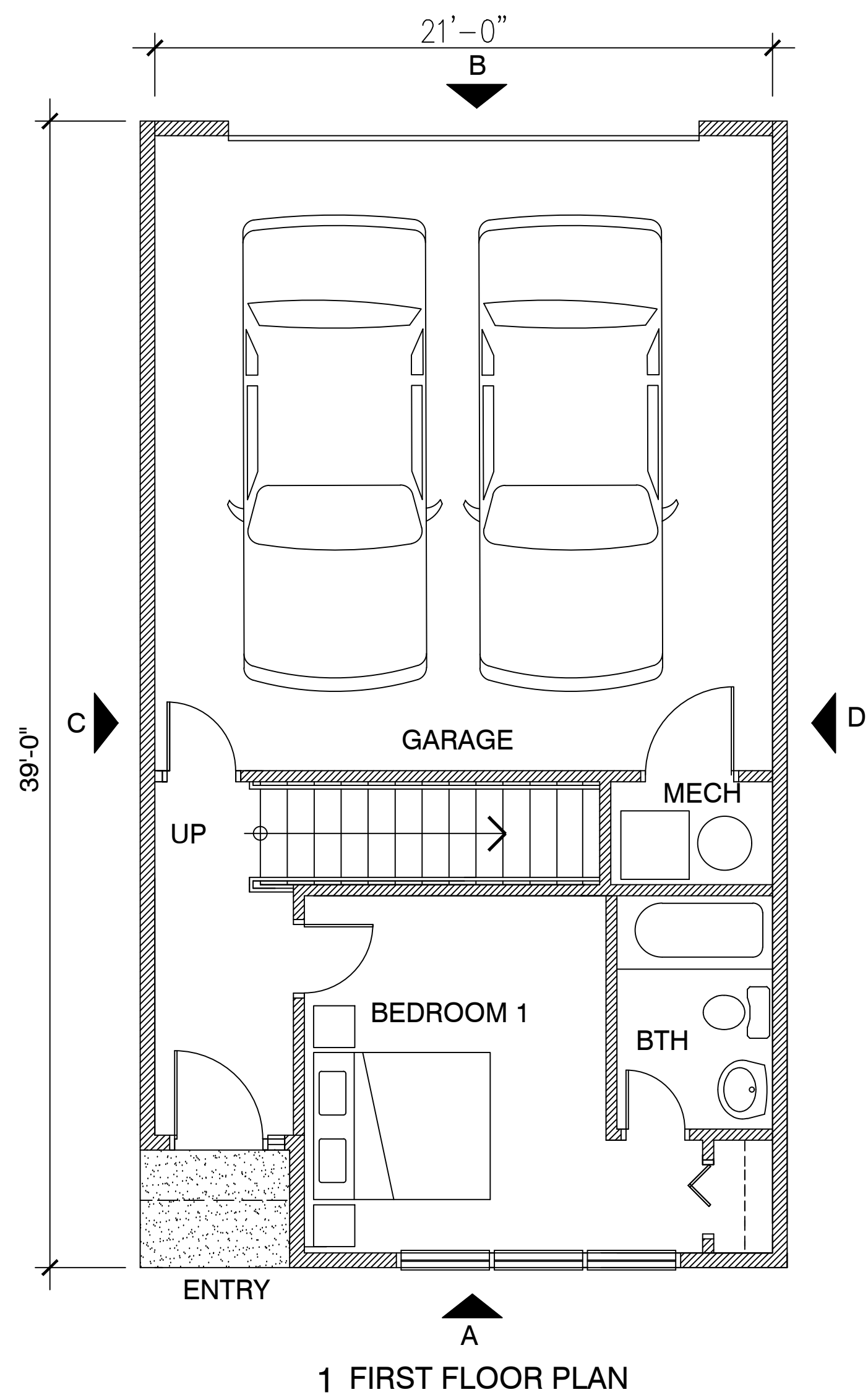
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DESIGNED BY: CMS
DRAWN BY: CMS
CHECKED BY: SAR

Kimley-Horn
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805 PENNSYLVANIA AVENUE, SUITE 160
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

NOTE: DESIGN ALTERNATIVES FOR UNIT PLANS ARE AS FOLLOWS:
 1. INTERIOR FLOOR PLAN TO BE "MIRRORED"
 2. INTERIOR LIVING AND DINING AREAS TO REVERSED
 3. WINDOWS ON END UNITS PROVIDED AS NEEDED



NORTH
1 TYPICAL 4-PLEX BUILDING PLAN
 NO SCALE



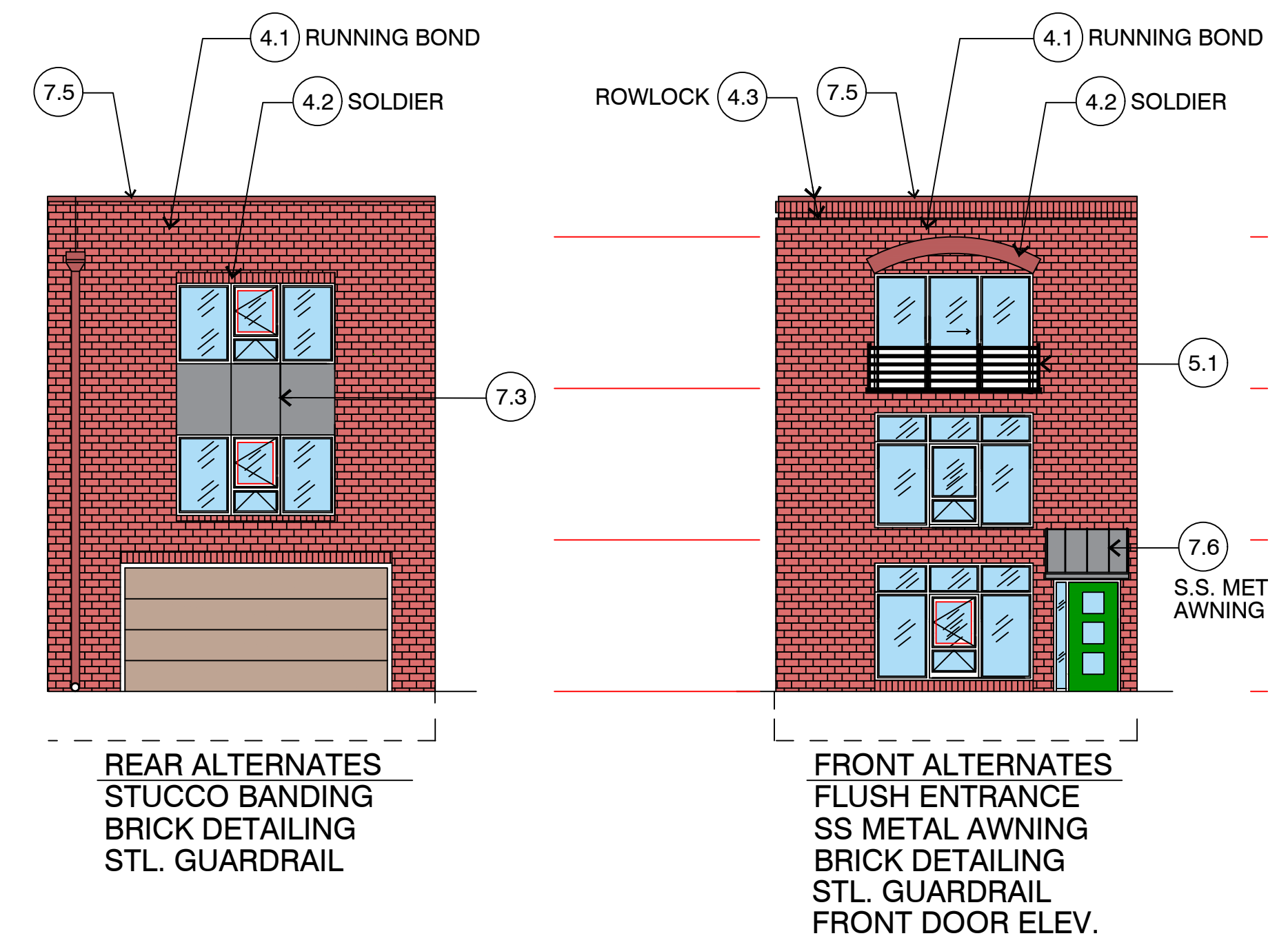
NORTH
1 TYPICAL 4-PLEX BUILDING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
 KANSAS CITY, MISSOURI
 OWNER:
SLCR, LLC



ISSUED FOR: PLANNING APPROVAL
 ISSUED DATE: OCTOBER 21, 2024
 REVISION:
 PROJECT NO: 2024-02.1

EXTERIOR FINISH SCHEDULE	
BRICK - FIELD	BRICK, MODULAR, GARNET ,SMOOTH
BRICK - ACCENT	BRICK, MODULAR, CRIMSON ,SMOOTH
WINDOW FRAMES	FIXED/CASEMENT/SLIDING, TAN
GLASS/GLAZING	INSULATED, LOW E, CLEAR GLASS
COPING	MATCH FIELD BRICK COLOR
STEEL RAIL	TUBULAR STEEL POSTS/RAILS, MATTE BLACK FINISH
GARAGE DOORS	MATCH WINDOW FRAMES, TAN
DOWNSPOUTS	MATCH FIELD BRICK COLOR
FRONT DOOR	PAINT, KILIM BEIGE TAN

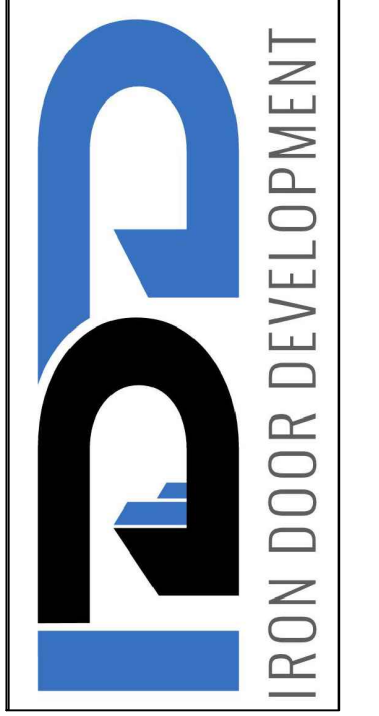


2 ALTERNATIVE 4-PLEX BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"



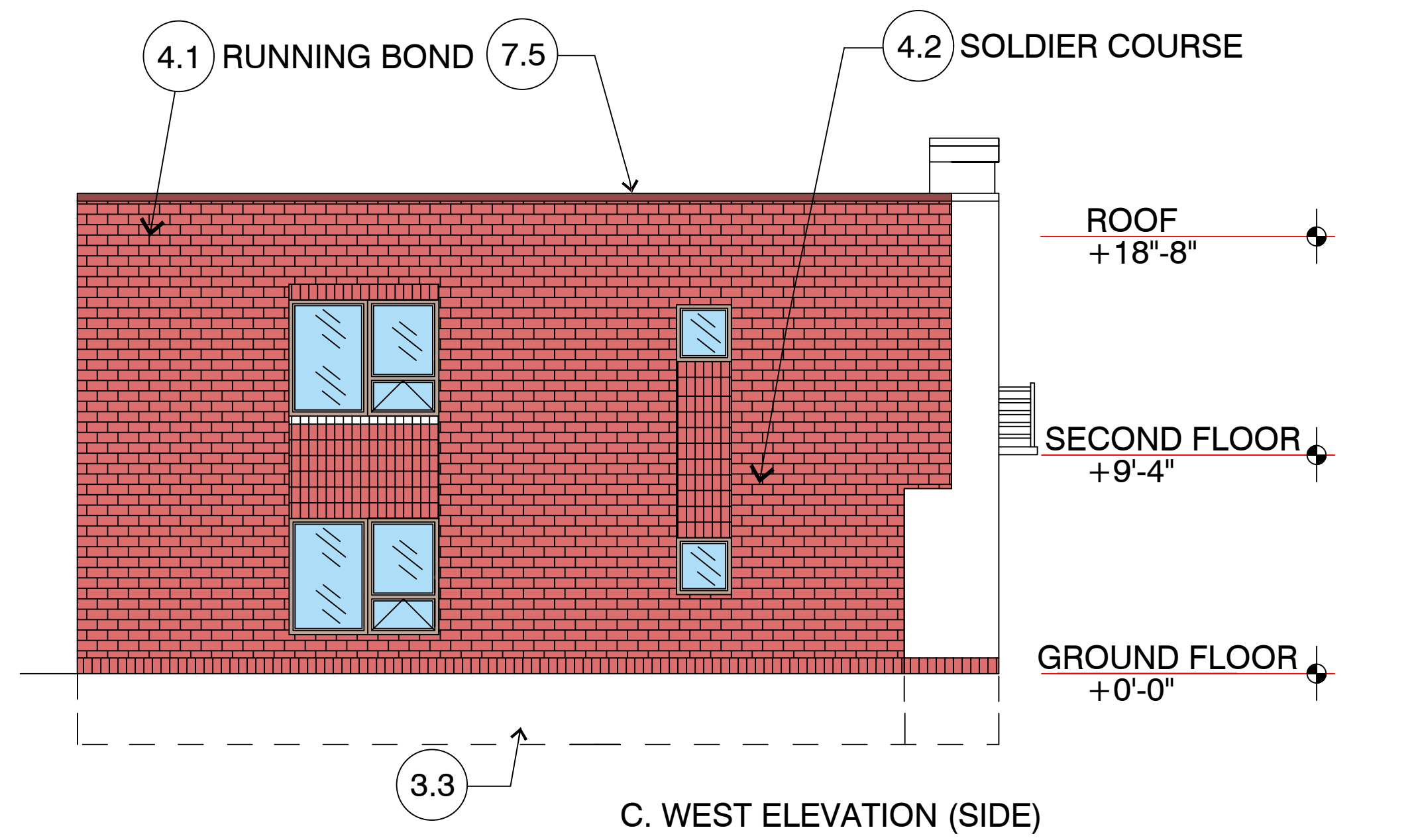
1 TYPICAL 4-PLEX BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"

PROJECT:
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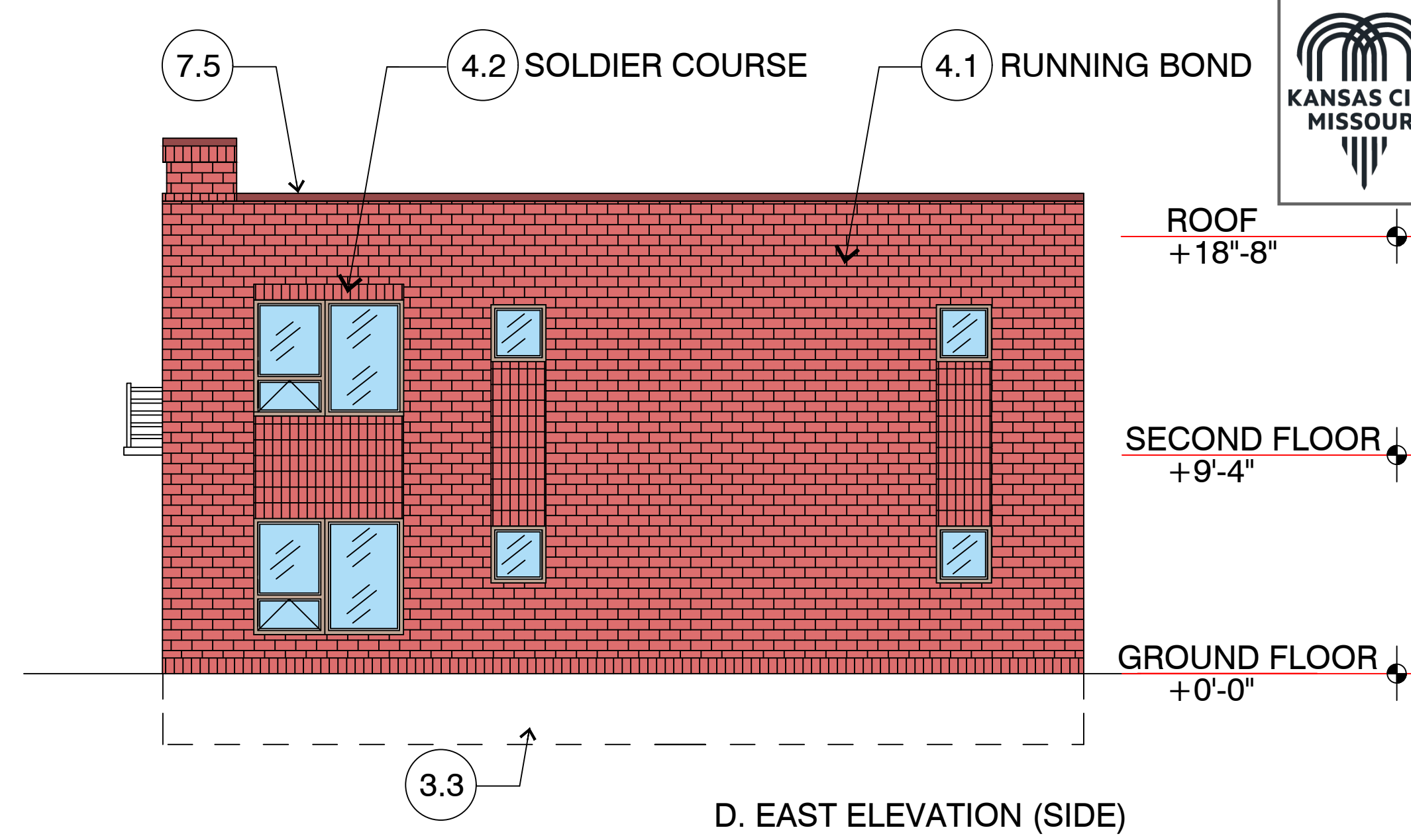


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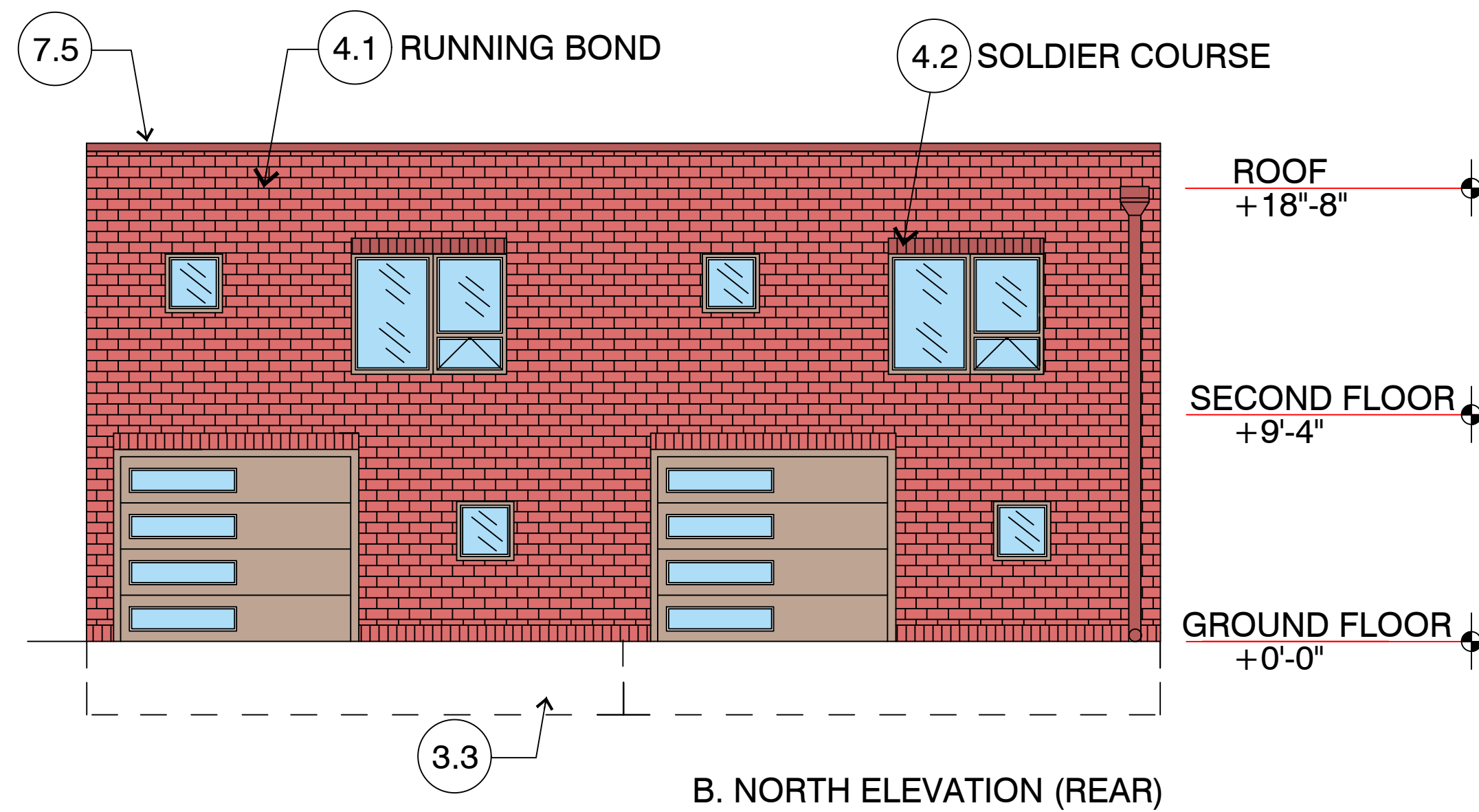
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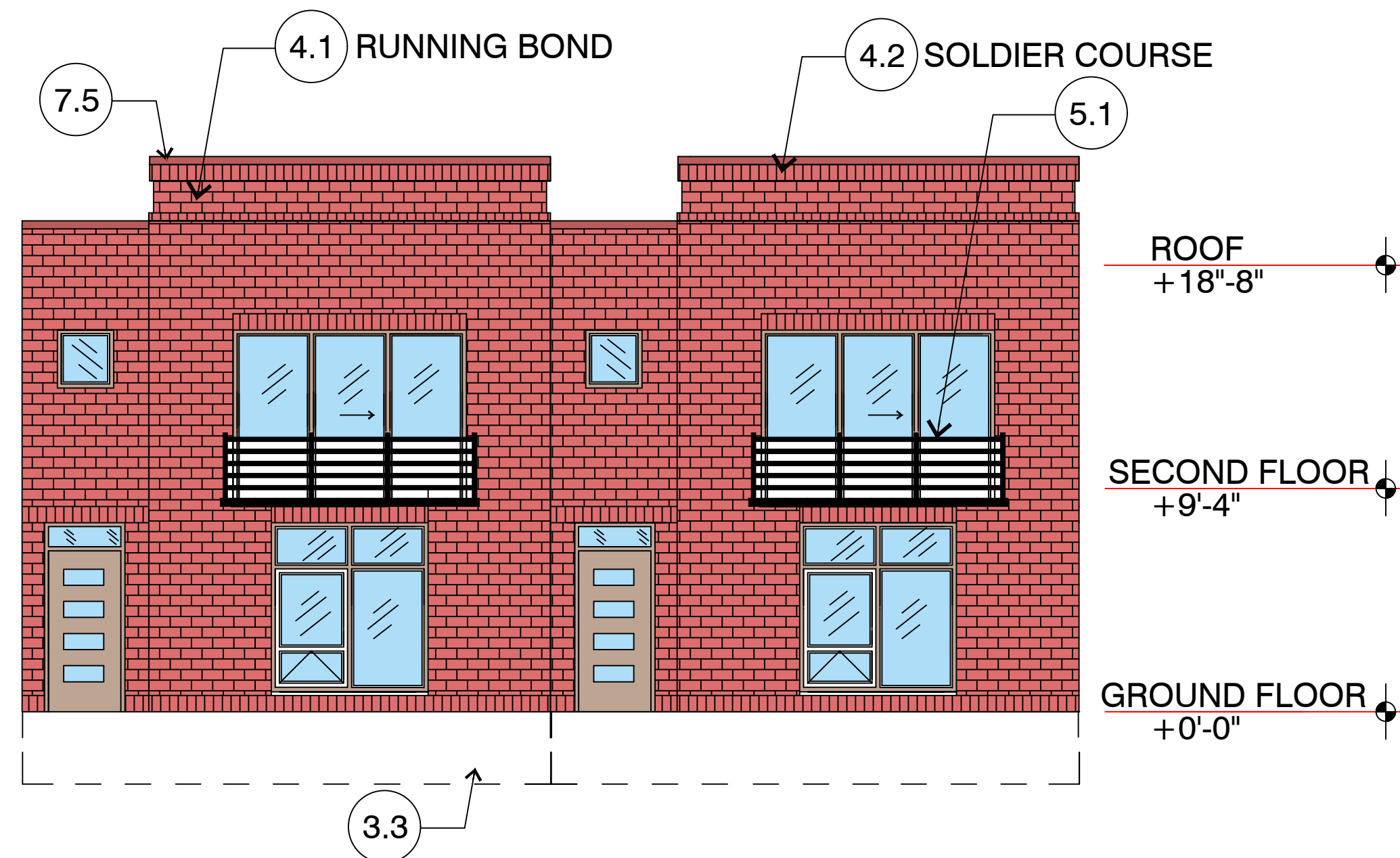
C. WEST ELEVATION (SIDE)



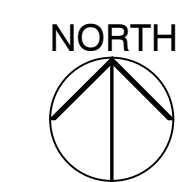
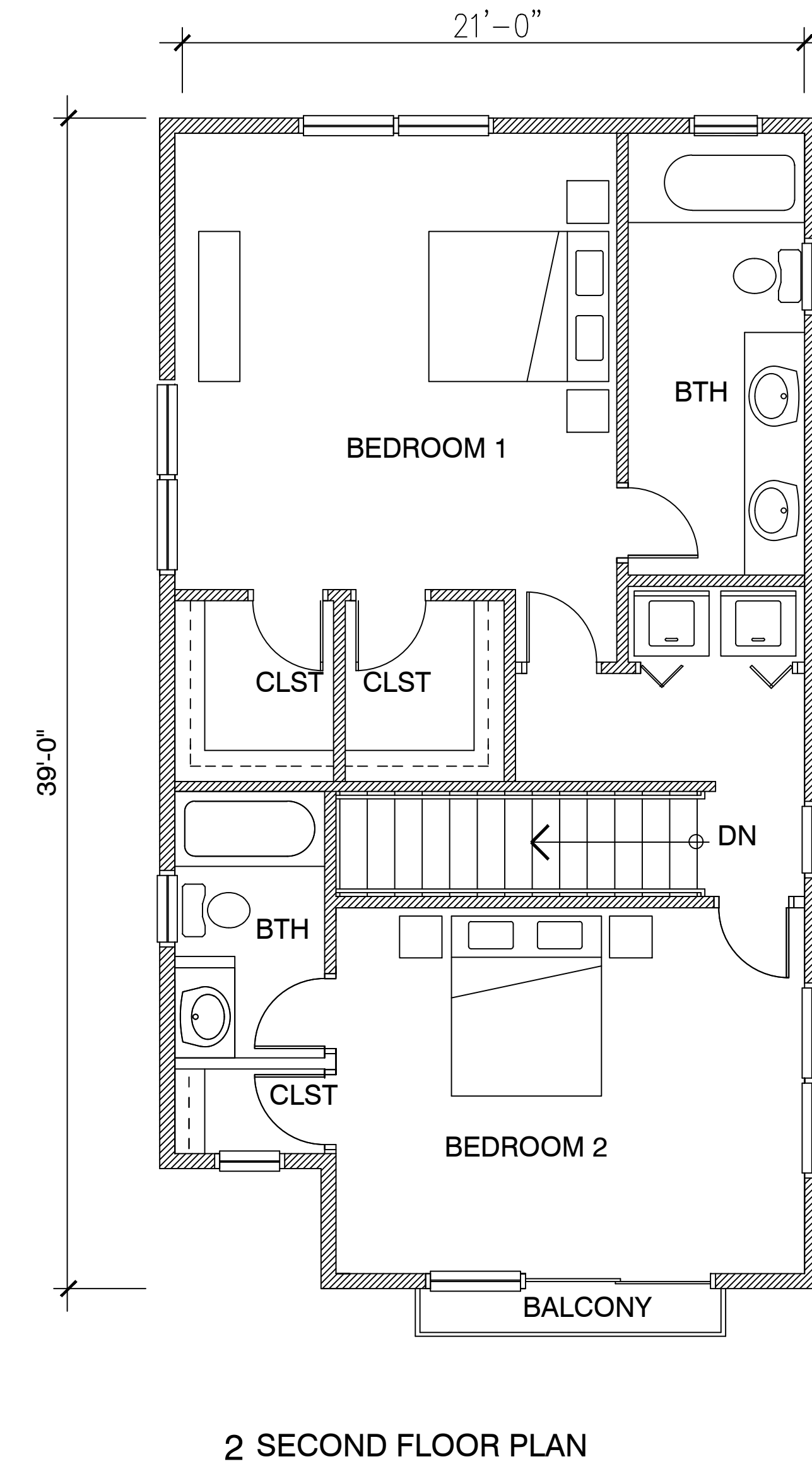
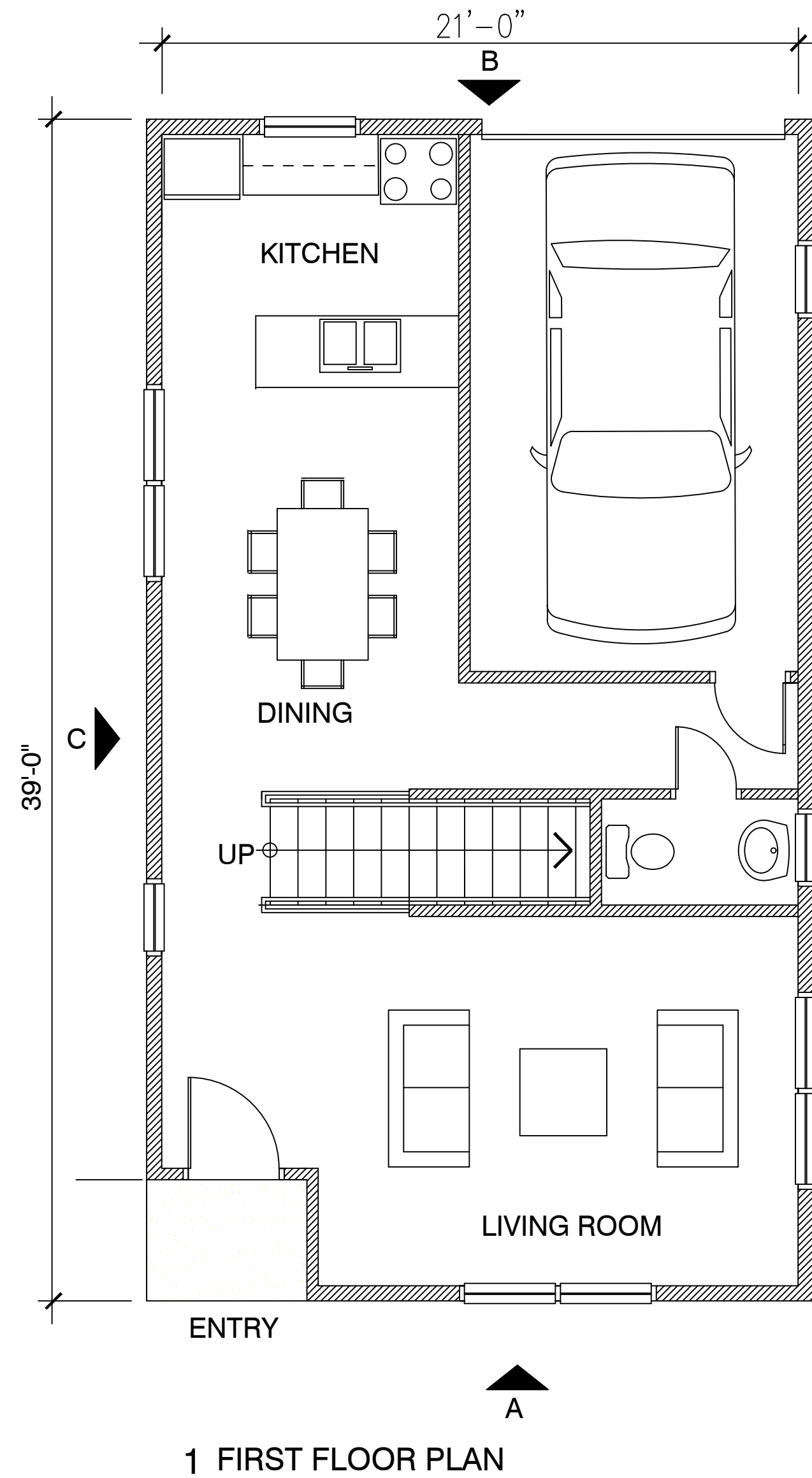
D. EAST ELEVATION (SIDE)



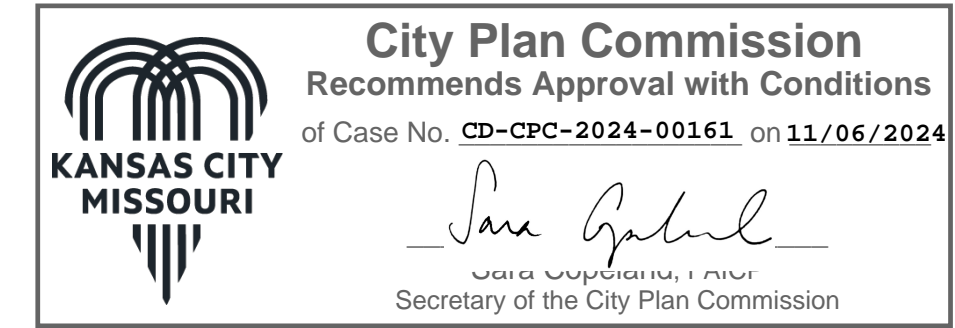
B. NORTH ELEVATION (REAR)



A. SOUTH ELEVATION (FRONT)



1 TYPICAL DUPLEX BUILDING
SCALE: 1/4" = 1'-0"



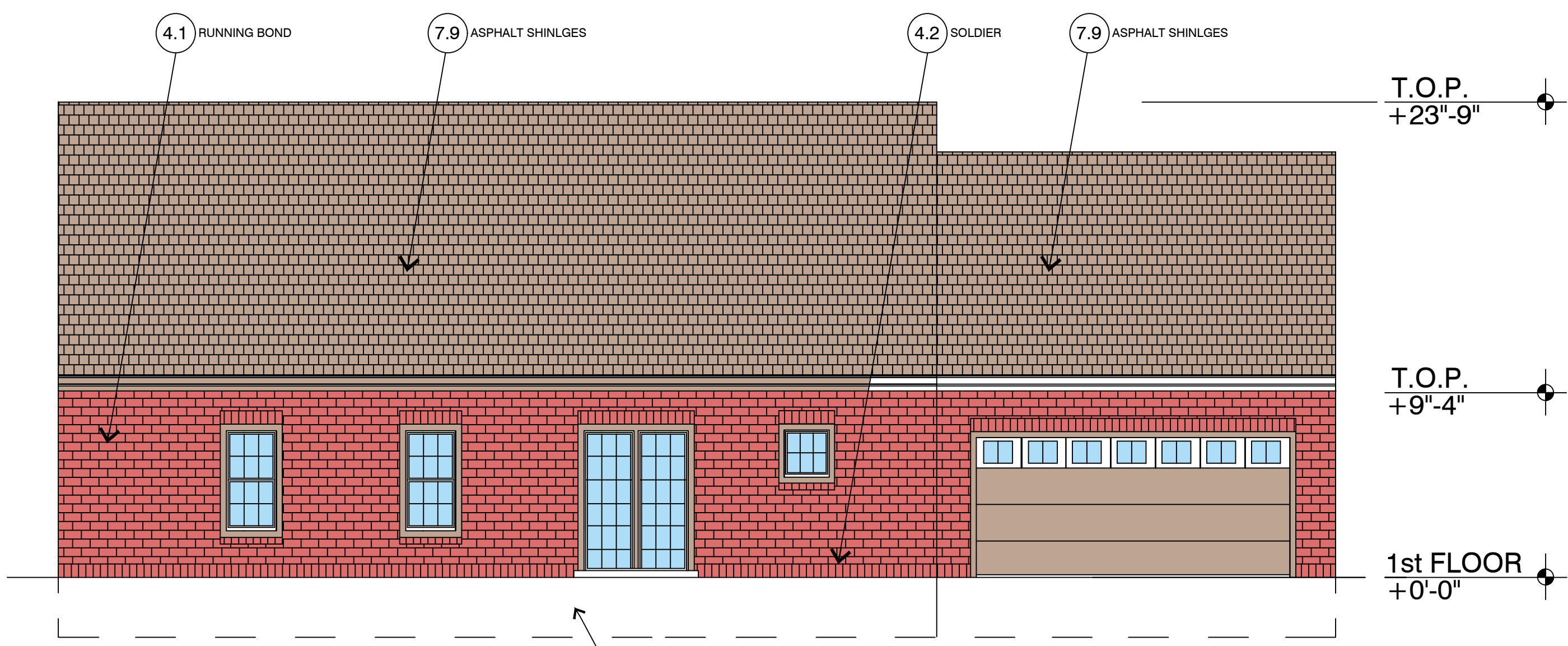
PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
KANSAS CITY, MISSOURI
OWNER:
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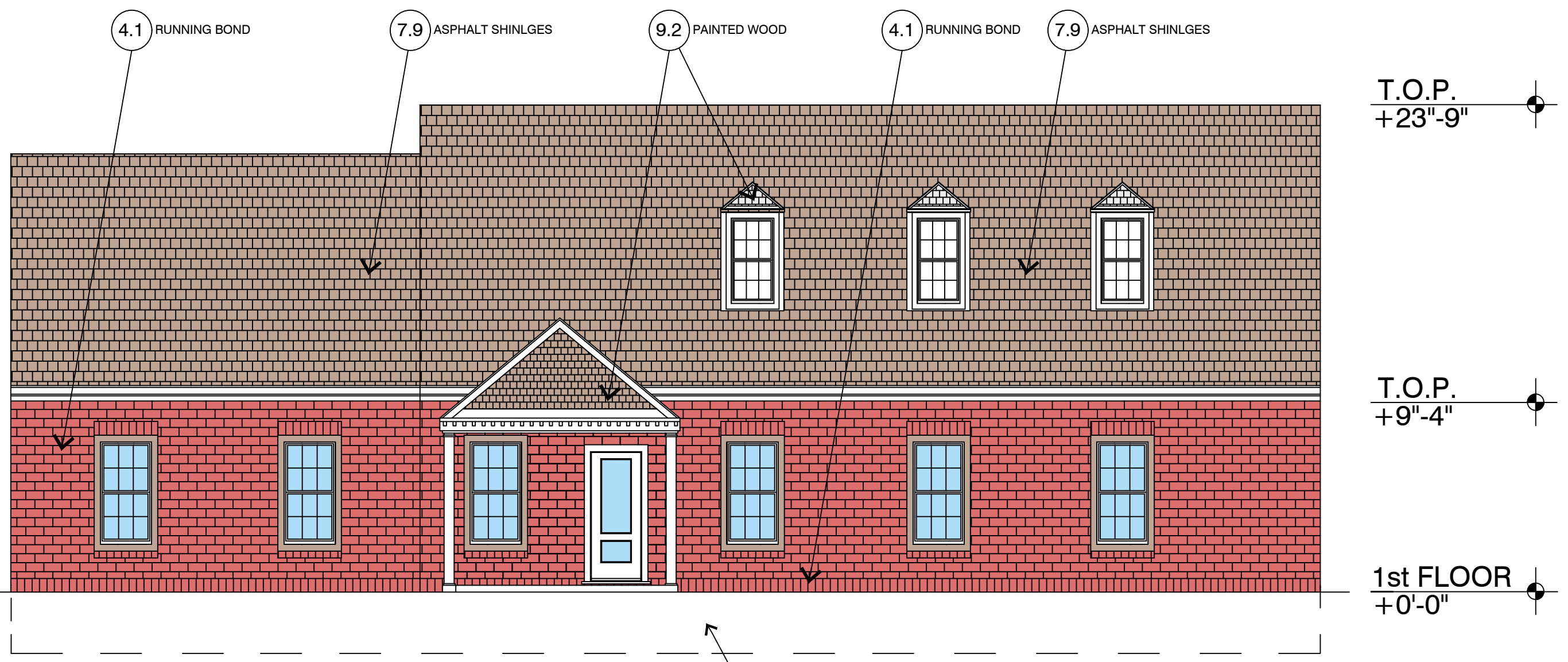
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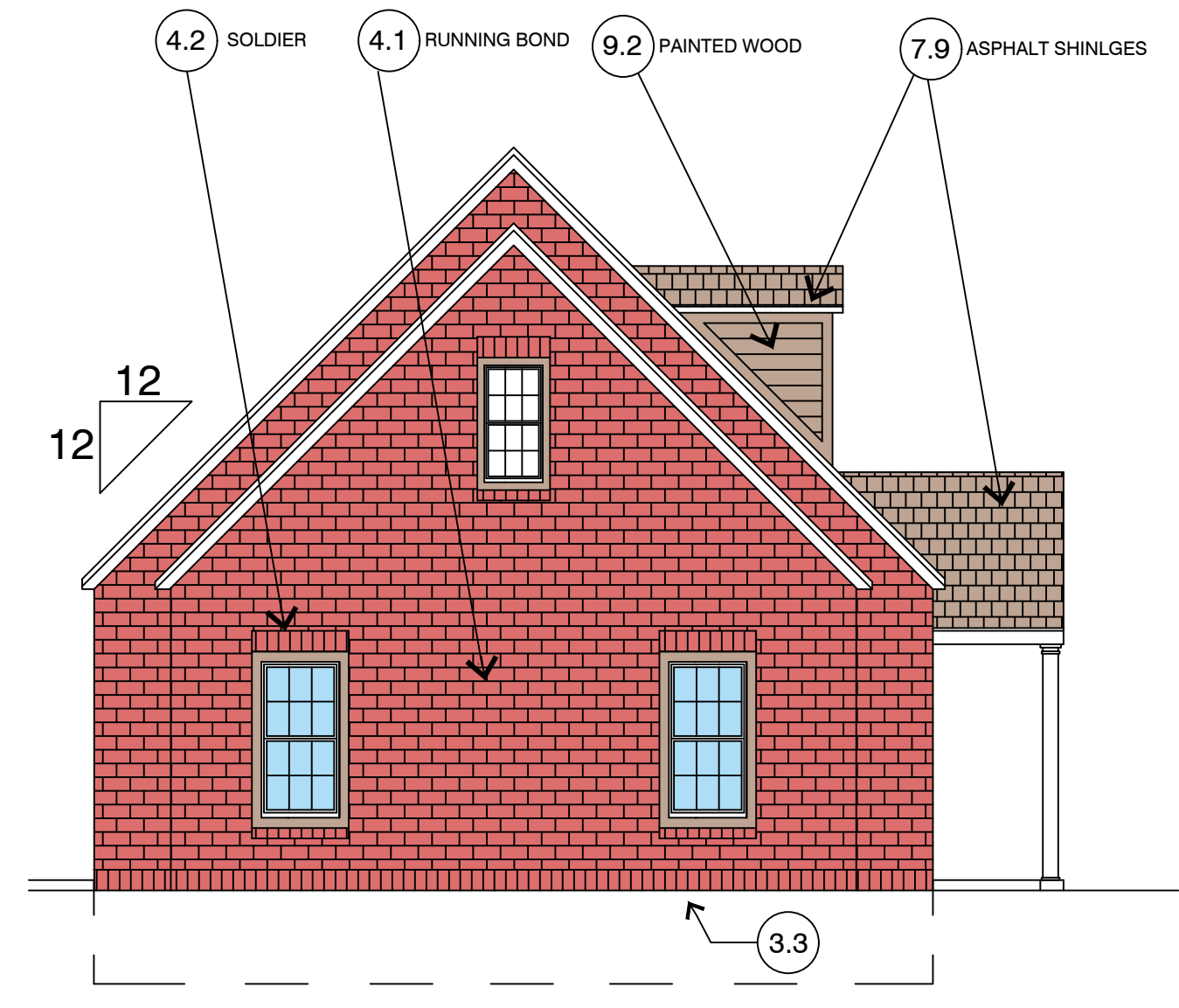
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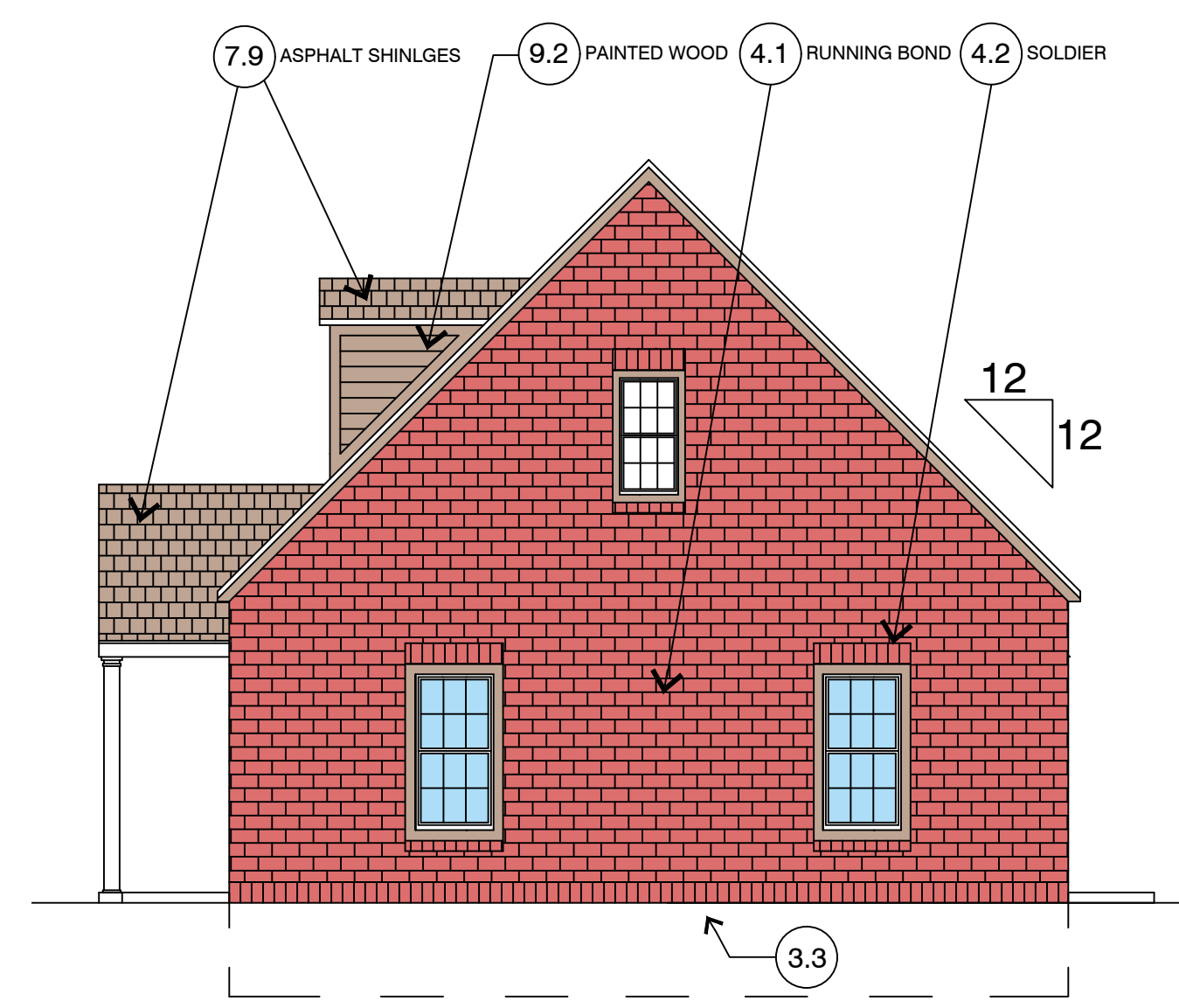
B. NORTH ELEVATION (REAR)



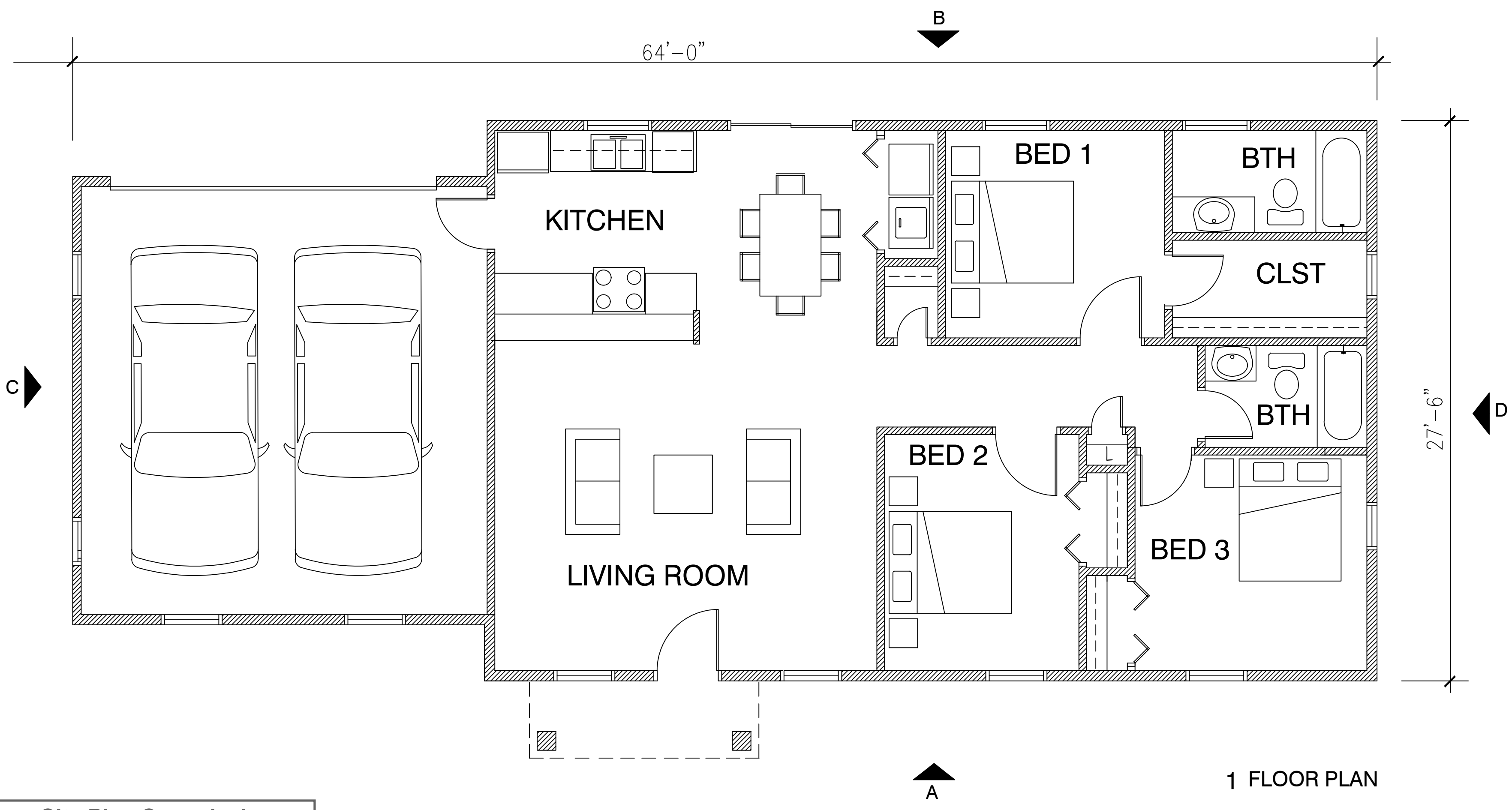
A. SOUTH ELEVATION (FRONT)



C. WEST ELEVATION



D. EAST ELEVATION (SIDE)



1 FLOOR PLAN

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2024-00161 on 11/06/2024
Sara Gabriel
 Sara Gabriel, Mayor
 Secretary of the City Plan Commission

NORTH
 1 SINGLE FAMILY RESIDENCE
 SCALE: 1/8" = 1'-0"

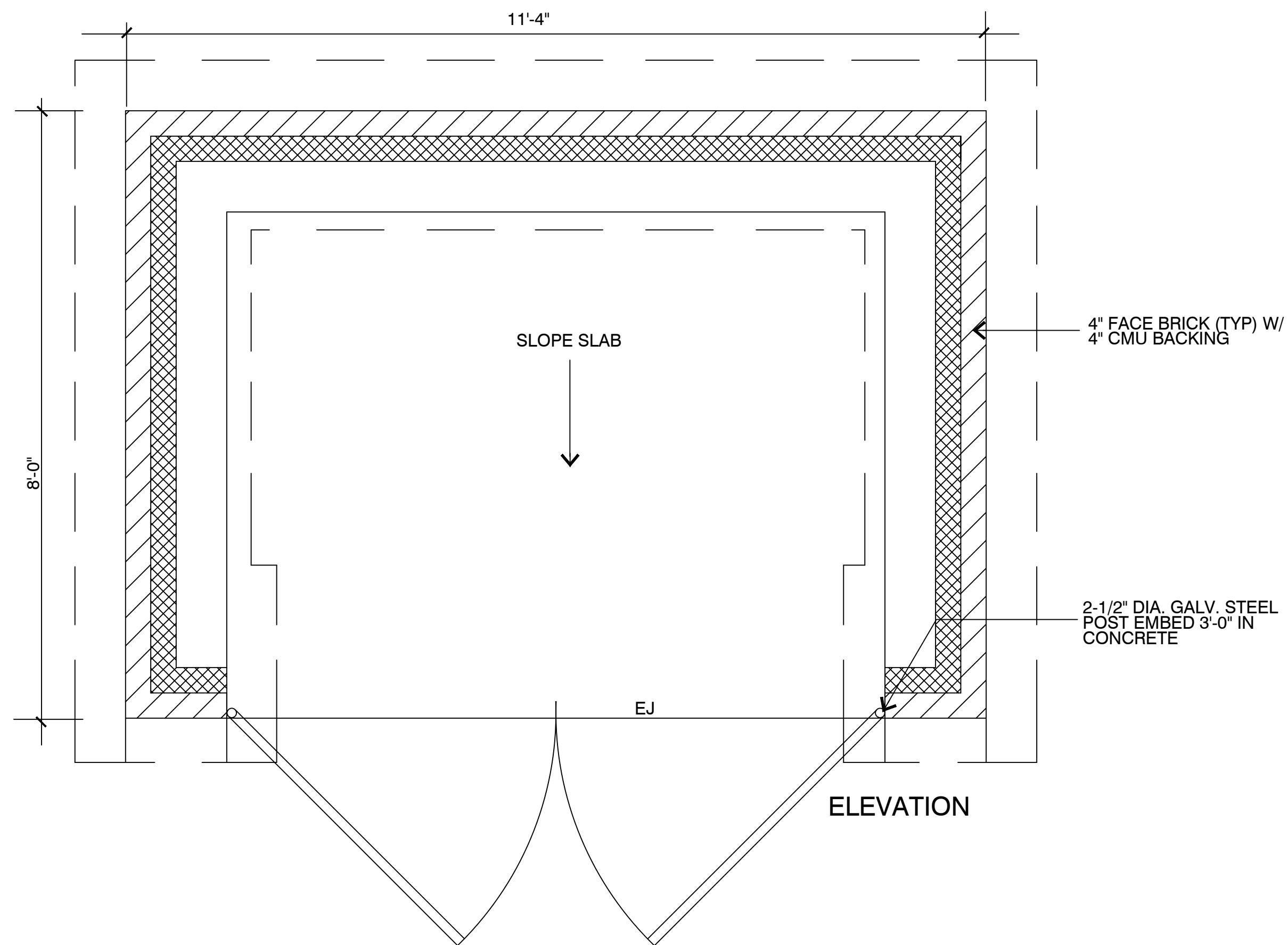
PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
 KANSAS CITY, MISSOURI
 OWNER:
 SLCR, LLC



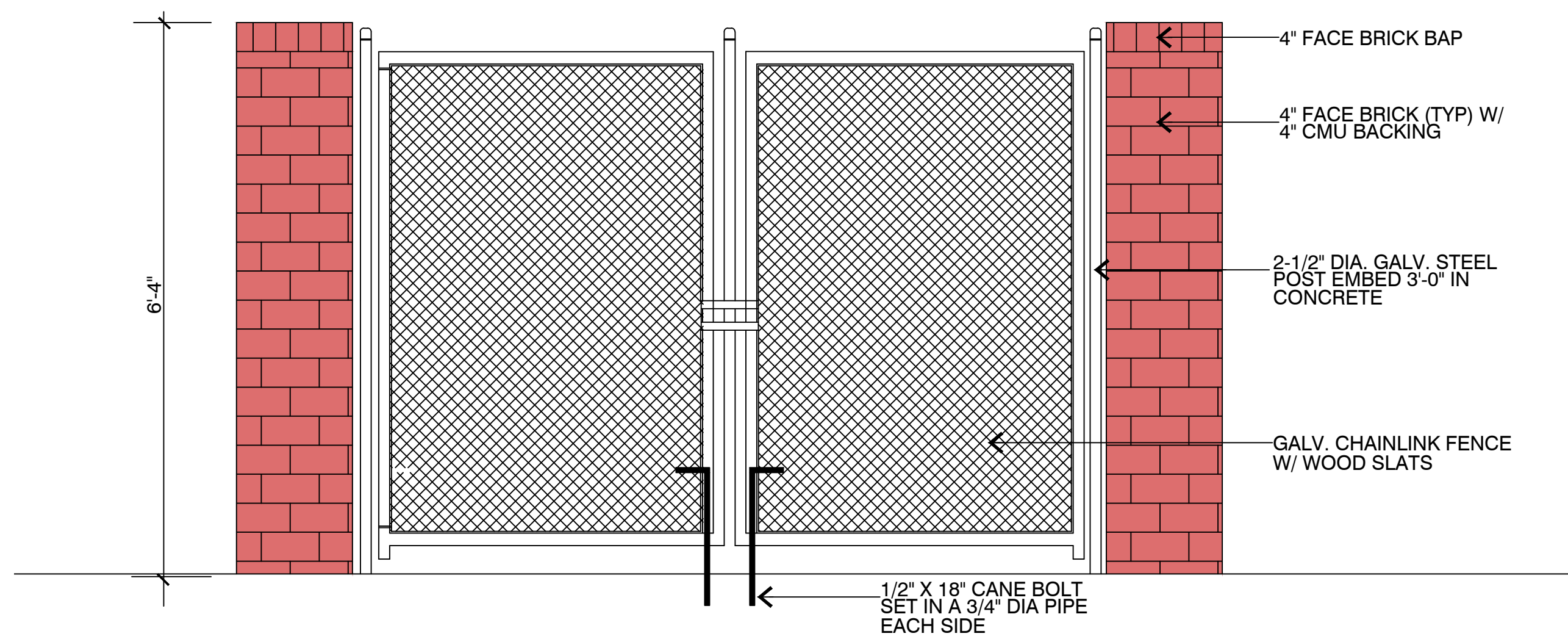
ISSUED FOR: PLANNING APPROVAL
 ISSUED DATE: OCTOBER 21, 2024
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PROJECT NO. 2024-02.1

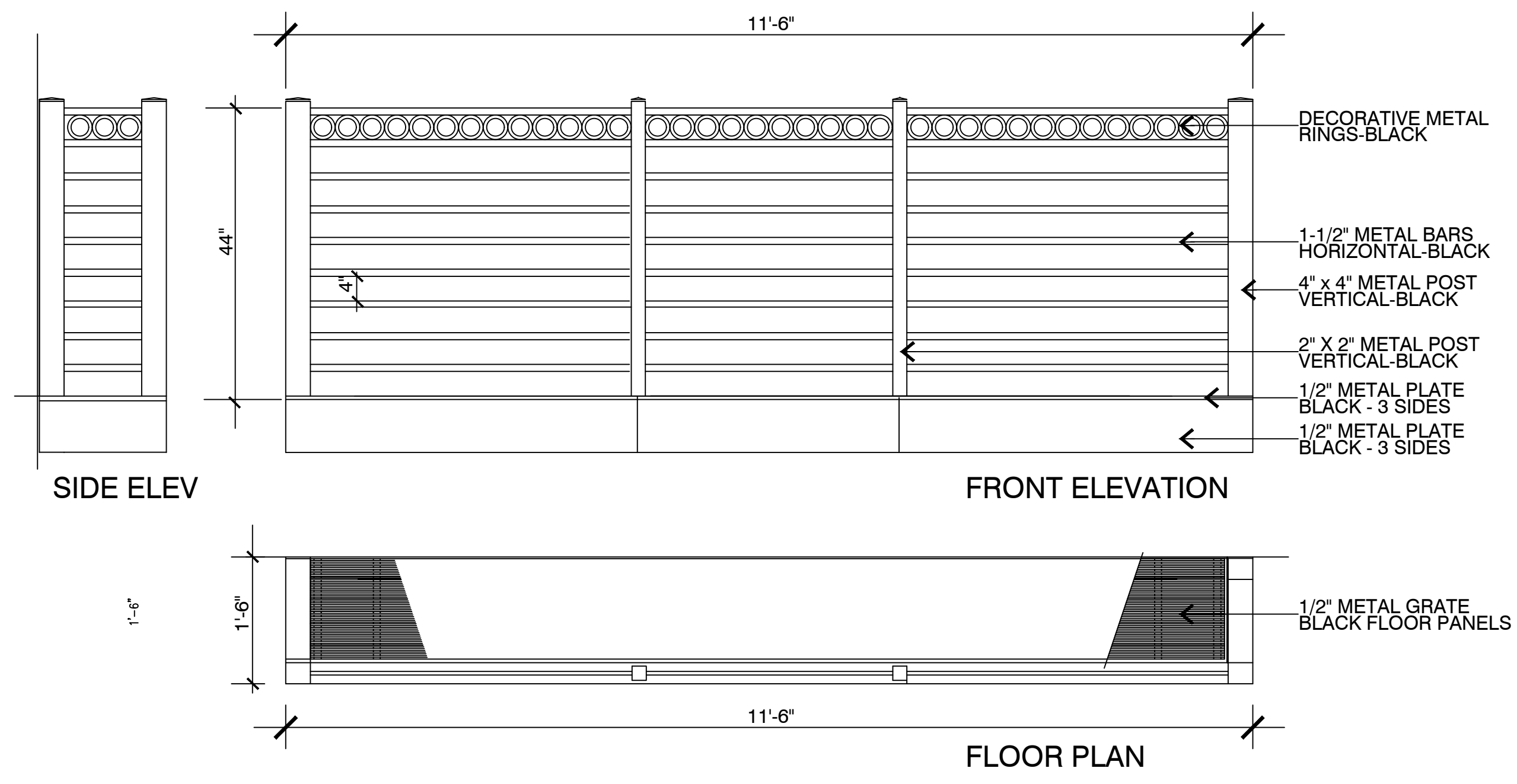
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ELEVATION

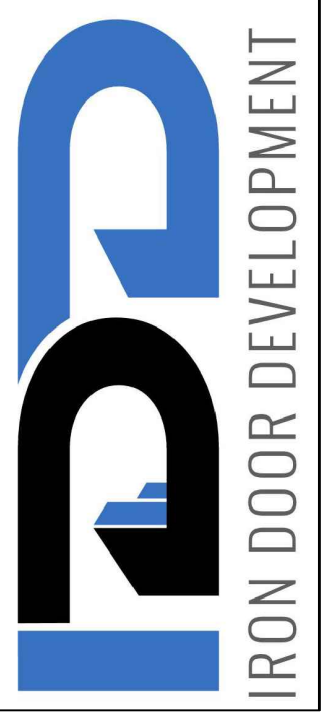


2 TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"



1 4-PLEX, TWO-FLEX BALCONY
SCALE: 3/4" = 1'-0"

PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
 KANSAS CITY, MISSOURI
 OWNER:
SLCR, LLC



ISSUED FOR: PLANNING APPROVAL
 ISSUED DATE: OCTOBER 21, 2024
 REVISION:

A5

PROJECT NO: 2024-02.1